

When Recorded, Mail To:
State of Utah, DFCM
State Office Bldg., Suite 4110
Salt Lake City, Utah 84114
Attn: Wayne Christensen

Parcel No. 58:032:0168

CJ-1086e2-CAB

SPECIAL WARRANTY DEED

Westlake Partners, LLC, a Utah limited liability company ("**Grantor**"), whose address is 5455 West 11000 North, Suite 202, Highland, Utah 84003, hereby conveys and warrants against all who claim by, through or under it, but not otherwise, to the State of Utah, Division of Facilities and Construction Management, a division of the Department of Administrative Service ("**Grantee**"), whose address is State Office Bldg., Suite 4110, Salt Lake City, Utah 84114, for the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of Utah, to wit:

SEE EXHIBIT "A" ATTACHED HERETO


TOGETHER with all improvements thereon and all appurtenances, rights, and privileges belonging thereto;

SUBJECT TO non-delinquent taxes and assessments and to reservations, easements, rights, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, leases and liabilities as may appear of record or which an accurate survey or physical inspection of the property would disclose.

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WITNESS the execution hereof this 31 day of July 2019.

WESTLAKE PARTNERS, LLC, a Utah limited liability company

By: 
Richard Mendenhall, Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this 31 day of July, 2019, personally appeared before me Richard Mendenhall, as the Manager of Westlake Partners, LLC, the signer of the above instrument, who duly acknowledged to me that he executed the same.



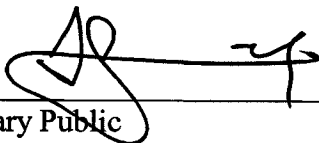

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

That certain real property located in Utah County, state of Utah, and legally described as follows:

A portion of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at the Southwest Corner of Lot 3, Plat "A", *SARATOGA SPRINGS COMMERCIAL* subdivision according to the official plat thereof, said point being located $N0^{\circ}22'47''E$ along the Section Line 458.29 feet and East 598.72 feet from the West 1/4 Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence East along said subdivision 367.07 feet; thence South 238.38 feet; thence West 367.07 feet; thence North 238.38 feet to the point of beginning.

Contains: ± 2.01 Acres