

13511426
12/23/2020 4:24:00 PM \$40.00
Book - 11087 Pg - 4380-4382
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO
AND SEND TAX NOTICE TO:
c/o Northpoint Development
4825 NW 41st Street, Suite 500,
Riverside, Missouri 64150

Tax Parcel No. 07-25-301-005-7020
CTIA 135201-GTF

SPECIAL WARRANTY DEED

RT ASSETS, LLC, a company organized and existing under the laws of the State of Utah, ("Grantor"), with its principal office at 5550 West John Cannon Road, Salt Lake City, Utah 84116, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to the following Grantees, as tenants-in-common, with their principal office at 4825 NW 41st Street, Suite 500, Riverside, Missouri 64150 and with each Grantee receiving the undivided tenancy-in-common interest in the Property set forth opposite its name (each, individually, a "Grantee," and collectively, "Grantees"):

NP-OV BSS VENTURES – CHICAGO, LLC , a Missouri limited liability company,	39.18%
NP-OV BSS VENTURES – PHILADELPHIA, LLC , a Missouri limited liability company	17.74%
NP-OV BSS VENTURES – BALTIMORE, LLC , a Missouri limited liability company	24.02%
BSS WILLOWBROOK, LLC , a Missouri limited liability company	19.06%

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid by the said Grantees, the receipt and adequacy of which are hereby acknowledged, that certain real estate situated in the County of Salt Lake, State of Utah, and more particularly described on Exhibit A attached hereto and made a part hereof by this reference (the "Property").

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2020 and thereafter.

The Manager who signed this deed hereby certifies that this deed and the transfer represented thereby was duly authorized by the company.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A
LEGAL DESCRIPTION

NOTE: Parcel Identification Number: 07-25-301-005-7020

ADDRESS: 5550 W. John Cannon Drive, Salt Lake City, Utah 84116

Beginning at a point North 00°06'10" East 1284.32 feet along the section line from the Southwest corner of Section 25, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence North 00°06'10" East 1351.87 feet along said section line to the West quarter corner of said Section 25; thence North 00°06'02" East 293.67 feet along said section line; thence South 81°47'49" East 743.89 feet; thence South 1539.01 feet; thence South 89°58'11" West 739.22 feet to the point of beginning. (Also known as Lot 2, Coans Subdivision)

13511427
12/23/2020 4:24:00 PM \$40.00
Book - 11087 Pg - 4383-4385
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO
AND SEND TAX NOTICE TO:
c/o Northpoint Development
4825 NW 41st Street, Suite 500,
Riverside, Missouri 64150

Tax Parcel No. 07-35-100-015-0000
CTIA 135201-6TF

SPECIAL WARRANTY DEED

JOHN GLENN PARTNERS, LC, a company organized and existing under the laws of the State of Utah, ("Grantor"), with its principal office at 5550 West John Cannon Road, Salt Lake City, Utah 84116, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to the following Grantees, as tenants-in-common, with their principal office at 4825 NW 41st Street, Suite 500, Riverside, Missouri 64150 and with each Grantee receiving the undivided tenancy-in-common interest in the Property set forth opposite its name (each, individually, a "Grantee," and collectively, "Grantees"):

NP-OV BSS VENTURES – CHICAGO, LLC , a Missouri limited liability company,	39.18%
NP-OV BSS VENTURES – PHILADELPHIA, LLC , a Missouri limited liability company	17.74%
NP-OV BSS VENTURES – BALTIMORE, LLC , a Missouri limited liability company	24.02%
BSS WILLOWBROOK, LLC , a Missouri limited liability company	19.06%

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid by the said Grantees, the receipt and adequacy of which are hereby acknowledged, that certain real estate situated in the County of Salt Lake, State of Utah, and more particularly described on Exhibit A attached hereto and made a part hereof by this reference (the "Property").

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2020 and thereafter.

The Manager who signed this deed hereby certifies that this deed and the transfer represented thereby was duly authorized by the company.

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[SIGNATURE PAGE FOLLOWS]

{LR: 00538087-2 }

Ent 13511427 BK 11087 PG 4383

IN WITNESS WHEREOF, the said Grantor has caused this deed to be signed effective the 22 day of DECEMBER, 2020.

JOHN GLENN PARTNERS, LC,
a Utah limited liability company

By: Rosita Jasper
Name: ROSITA M. JASPER
Title: MANAGER

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On the 22nd day of December, 2020, Rosita Jasper
on behalf of **JOHN GLENN PARTNERS, LC**, a Utah
limited liability company personally appeared before me, who, being by me duly sworn, did say
that she is the manager and that the said instrument was signed in behalf of said
company and the aforesaid Rosita Jasper acknowledged to me that said company
executed the same.

Jory Lee Trease

Notary Public
Residing In: _____

Commission Expires:

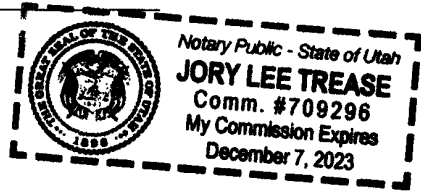


EXHIBIT A
LEGAL DESCRIPTION

NOTE: Parcel Identification Number: 07-35-100-015-0000

ADDRESS: 421 N. Glenn Road, Salt Lake City, Utah 84116

All of Lot 5, BONNEVILLE CENTER SUBDIVISION - PLAT B1 and a portion of Lot 7, BONNEVILLE CENTER SUBDIVISION - PLAT B2, both as recorded in the office of the Salt Lake County Recorder, lying in the West half of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point on the East line of said Lot 7 which is 490.27 feet South 89°58'51" West along the section line and 1898.22 feet South 00°02'54" West along the Westerly right-of-way line of John Glenn Road (6070 West) from the North quarter corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence South 00°02'54" West 740.26 feet along said right-of-way line to the Southeast corner of said Lot 5; thence North 89°58'15" West 425.76 feet along the South line of said Lot 5 to a point of nontangency with a 561.69 foot radius curve to the left (radius point bears South 20°44'24" East); thence Southwesterly 497.77 feet along the arc of said curve through a central angle of 50°46'34" (chord bears South 43°52'19" West 481.65 feet) to the Southwest corner of said Lot 5; thence North 00°05'35" West 1014.88 feet along the West line of said Lot 5 to the point of curvature with a 530.00 foot radius curve to the right; thence Northeasterly 72.31 feet along the Westerly line of said Lots 5 and 7 and along the arc of said curve through a central angle of 07°19'01" (record) 07°49'02" (measured) (chord bears North 03°48'56" East 72.25 feet); thence North 89°58'45" East 757.03 feet to the point of beginning.

13511428
12/23/2020 4:24:00 PM \$40.00
Book - 11087 Pg - 4386-4388
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO
AND SEND TAX NOTICE TO:
c/o Northpoint Development
4825 NW 41st Street, Suite 500,
Riverside, Missouri 64150

Tax Parcel No. 07-35-100-019-0000
CTIA 135201-5TF

SPECIAL WARRANTY DEED

QUALITY ASSET COMPANY LLC, a company organized and existing under the laws of the State of Utah, ("Grantor"), with its principal office at 5550 West John Cannon Road, Salt Lake City, Utah 84116, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to the following Grantees, as tenants-in-common, with their principal office at 4825 NW 41st Street, Suite 500, Riverside, Missouri 64150 and with each Grantee receiving the undivided tenancy-in-common interest in the Property set forth opposite its name (each, individually, a "Grantee," and collectively, "Grantees"):

NP-OV BSS VENTURES – CHICAGO, LLC , a Missouri limited liability company,	39.18%
NP-OV BSS VENTURES – PHILADELPHIA, LLC , a Missouri limited liability company	17.74%
NP-OV BSS VENTURES – BALTIMORE, LLC , a Missouri limited liability company	24.02%
BSS WILLOWBROOK, LLC , a Missouri limited liability company	19.06%

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid by the said Grantees, the receipt and adequacy of which are hereby acknowledged, that certain real estate situated in the County of Salt Lake, State of Utah, and more particularly described on Exhibit A attached hereto and made a part hereof by this reference (the "Property").

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2020 and thereafter.

The Manager who signed this deed hereby certifies that this deed and the transfer represented thereby was duly authorized by the company.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the said Grantor has caused this deed to be signed effective the 22 day of DECEMBER, 2020.

QUALITY ASSET COMPANY LLC,
a Utah limited liability company

By: *Rosita M. Jasper*
Name: ROSITA M. JASPER
Title: MANAGER

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On the 22nd day of December, 2020, Rosita Jasper,
_____ on behalf of **QUALITY ASSET COMPANY LLC**, a Utah
limited liability company personally appeared before me , who, being by me duly sworn, did say
that she is the manager and that the said instrument was signed in behalf of said
company and the aforesaid Rosita Jasper acknowledged to me that said company
executed the same.

Jory Lee Trease

Notary Public
Residing In: _____

Commission Expires:

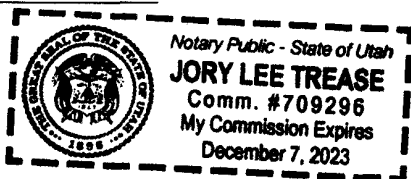


EXHIBIT A
LEGAL DESCRIPTION

NOTE: Parcel Identification Number: 07-35-100-019-0000

ADDRESS: 6010 W. Amelia Earhart Drive, Salt Lake City, Utah 84116

A parcel of land, being a part of Lot 7 and all of Lot 8 of SALT LAKE INTERNATIONAL CENTER PLAT 6, an Industrial Subdivision, as recorded at the Salt Lake County Recorder's office on December 1, 1978 as Entry No. 3205333 in Book 78-12 at Page 321 situate in the North half of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of Lot 8 of Salt Lake International Center Plat 6; thence along the North line of said Lot 8 North 89°47'10" East 733.92 feet; thence South 00°01'15" East 367.18 feet to the North right of way line of Amelia Earhart Drive; thence along said North right of way line of Amelia Earhart Drive two (2) courses as follows: South 89°58'45" West 704.19 feet to a point of curvature and Northwesterly along the arc of a 30.00 foot radius curve to the right 47.29 feet (central angle equals 90°19'05" and long chord bears North 45°06'36" West 42.54 feet) to the East right of way line of John Glenn Road; thence along said right of way line of John Glenn Road North 00°02'54" East 334.67 feet to the point of beginning.