

Mail Recorded Deed and Tax Notice To:  
OBM/Scott, LTD  
3331 N. Cottonwood Ln  
Provo, UT 84604



File No.: 97963-AU

## SPECIAL WARRANTY DEED

TCU Land, LLC, a Utah limited liability company, as to its undivided 50% Tenant in common Interest

GRANTOR(S) of Provo, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

OBM/Scott, LTD, a Utah limited partnership, as to an undivided 35.7647271 % tenant in common interest and CSR Partners, LP, a Colorado limited partnership as to an undivided 14.2352729% tenant in common interest

GRANTEE(S) of Provo, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

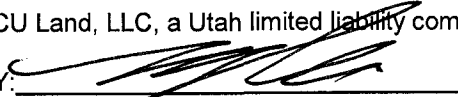
TAX ID NO.: 53-335-0001 and 53-096-0005 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 29 day of December, 2017

TCU Land, LLC, a Utah limited liability company

BY:   
R. Scott McQuarrie  
Manager

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.

BY: signed in counterpart  
Stanford J. Ricks  
Manager

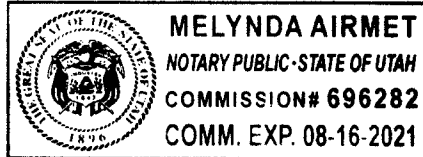
File No. 97963-AU

STATE OF UTAH

COUNTY OF UTAH

On the 29 day of December, 2017, personally appeared before me R. Scott McQuarrie, who acknowledged himself/herself to be the Manager of TCU Land, LLC, a Utah limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Melynda Airmet  
Notary Public



STATE OF UTAH

COUNTY OF UTAH

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me Stanford J. Ricks, who acknowledged himself/herself to be the Manager of TCU Land, LLC, a Utah limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public

Mail Recorded Deed and Tax Notice To:  
OBM/Scott, LTD  
3331 N. Cottonwood Ln  
Provo, UT 84604



File No.: 97963-AU

**SPECIAL WARRANTY DEED**

**TCU Land, LLC, a Utah limited liability company, as to its undivided 50% Tenant in common Interest**

**GRANTOR(S)** of Roy, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**OBM/Scott, LTD, a Utah limited partnership, as to an undivided 35.7647271 % tenant in common interest and CSR Partners, LP, a Colorado limited partnership as to an undivided 14.2352729% tenant in common interest**

**GRANTEE(S)** of Provo, State of Utah  
**for the sum of Ten and no/100 (\$10.00) DOLLARS**

and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 53-335-0001 and 53-096-0005 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 9 day of JANUARY, 2018.

TCU Land, LLC, a Utah limited liability company

BY: signed in counterpart  
R. Scott McQuarrie  
Manager

BY: [Signature]  
Stanford J. Ricks  
Manager

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
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File No. 97963-AU

STATE OF UTAH

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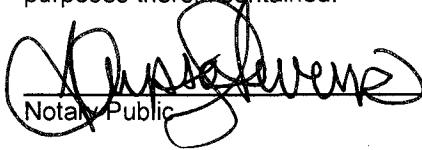
On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me R. Scott McQuarrie, who acknowledged himself/herself to be the Manager of TCU Land, LLC, a Utah limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

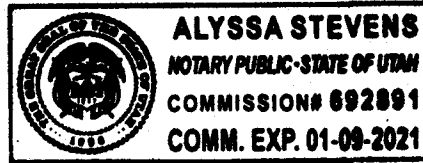
\_\_\_\_\_  
Notary Public

STATE OF UTAH

COUNTY OF UTAH

On the 9th day of January, 2018, personally appeared before me Stanford J. Ricks, who acknowledged himself/herself to be the Manager of TCU Land, LLC, a Utah limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
\_\_\_\_\_  
Notary Public



File No. 97963-AU

**EXHIBIT A**

PARCEL 1:

Lot 1, TIMPANOGOS RESEARCH & TECHNOLOGY PARK LOT 1, PLAT "K", according to the official plat thereof as recorded in the office of the Utah County Recorder on June 30, 2005 as Entry No. 70957:2005.

PARCEL 2:

Lot 2, TIMPANOGOS RESEARCH & TECHNOLOGY PARK LOT 1, PLAT "G", according to the official plat thereof as recorded in the office of the Utah County Recorder on May 11, 1988 as Entry No. 13395:1988.

LESS AND EXCEPTING THEREFROM that portion lying within the bounds of DaVinci Place Plat "A" Amended Subdivision.