

FIRST AMERICAN TITLE

Send Tax Notices to:
2620 Decker Lake, LLC
299 South Main Street, Suite 1200
Salt Lake City, Utah 84111
Attn: Scott T. Swallow

When Recorded, Mail to:
2620 Decker Lake, LLC
299 South Main Street, Suite 1200
Salt Lake City, Utah 84111
Attn: Scott T. Swallow

13001768
6/4/2019 8:07:00 AM \$40.00
Book - 10788 Pg - 22-25
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE AZ
BY: eCASH, DEPUTY - EF 4 P.

SPECIAL WARRANTY DEED

SPIRIT ED SALT LAKE CITY UT, LLC, a Delaware limited liability company ("Grantor"), of City of Dallas, County of Dallas, State of Texas, hereby CONVEYS and WARRANTS against all claiming by, through or under the acts of the Grantor, and no other, to 2620 DECKER LAKE, LLC, a Utah limited liability company, whose address is 299 South Main Street, Suite 1200, Salt Lake City, Utah 84111, as to a 62% undivided interest as a tenant in common, and to SANDBERG INVESTMENTS, LLC, a Utah limited liability company, whose address is 6382 Shenandoah Park Ave., Salt Lake City, Utah 84121, as to a 38% undivided interest as a tenant in common (collectively "Grantee") as tenants in common, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit A (attached hereto and incorporated herein)

Together with all buildings, structures and other improvements thereon and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

This conveyance is SUBJECT TO (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom, (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances, as may appear of record, (iii) any zoning and other governmental restrictions applicable to the Property, (iv) any matters that are created by or arise from the act or acquiescence of Grantee, its affiliates, employees, agents, or representatives, (v) any matter appearing on the title insurance policy insuring Grantee's interest in the Property, and (vi) all other matters that can be determined by a visual inspection or a complete and accurate ALTA/NSPS survey of the Property.


IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 29th day of May, 2019, effective as of ~~May~~ 3, 2019.

June

GRANTOR:

SPIRIT ED SALT LAKE CITY UT, LLC, a Delaware limited liability company

By: Spirit SPE Manager, LLC, a Delaware limited liability company, its Manager

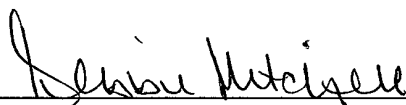
By: 

Name: Ken Heimlich

Title: Executive Vice President

STATE OF TEXAS)
)SS.
COUNTY OF DALLAS)

Before me, the undersigned Notary Public, on this 29th day of May, 2019, personally appeared Ken Heimlich, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the Executive Vice President of Spirit SPE Manager, LLC, a Delaware limited liability company, the Manager of SPIRIT ED SALT LAKE CITY UT, LLC, a Delaware limited liability company, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said limited liability company.


Notary Public

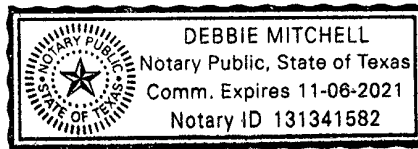


EXHIBIT A
(Legal Description)

Tax Parcel No. 15-21-476-026-0000

Parcel 1 - Madison & Hancock Buildings:

Beginning at a point on the North Right of Way line of Parkway Boulevard, said point being South 00°03'10" East 540.23 feet and West 1279.14 feet and South 25°00'00" West 1380.87 feet and South 52°59'27" West 368.44 feet and North 37°00'33" West 60.00 feet and South 52°59'27" West 40.00 feet and south 07°59'27" West 28.03 feet to point on an 1102.87 foot radius curve to the right, the radius point of said curve bears North 35°59'21" West; thence Westerly along the arc of said curve 691.27 feet, through a central angle of 35°54'45" (Chord to said curve bears South 71°58'01" West 680.01 feet) and South 89°55'56" West 115.06 feet and North 83°32'31" West 75.29 feet from the Center of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being due West 3064.87 feet and due South 2219.60 feet from said Center Section Monument, and running thence along said North line the following two(2) courses: North 83° 32'31" West 276.66 feet; thence North 87°05'42" West 618.75 feet to a point on an 11,319.16 foot radius curve to the right, the radius of which bears North 87°26'38" East, thence Northerly 1058.49 feet along the arc of said curve through a central angle of 5°21'27" (Chord to said Curve bears North 00°07'22" East 1057.99 feet); thence South 84°12'00" East 675.53 feet; thence south 269.49 feet to the point of a 233.00 foot radius curve to the left the radius point of which bears East ; thence southeasterly 203.24 feet along the arc of said curve through a Central Angel of 49° 58' 36" (Chord to said curve bears South 24°59'18" East 196.85 feet); thence South 40°01'25" West 157.77 feet; thence south 59°22'26" East 127.77 feet; thence south 45°00'00" West 105.79 feet; thence South 45°00'00" East 95.35 feet; thence South 77.78 feet; thence south 45°00'00" East 199.09 feet; thence South 06°27'29" West 57.95 feet to the point of beginning.

Parcel 1-A, a non-exclusive public utilities and right of way easement:

Beginning at a point which is South 00°03'10" East 540.23 feet and West 1279.14 feet and South 25°00'00" West 1380.87 feet and South 52°59'27" West 368.44 feet and North 37°00'33" West 342.2 feet and South 52°59'27" West 40.00 feet from the Center of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian said point being on the arc of a curve to the left, the radius point of which bears South 41°50'56" West 368.22 feet; thence Northwesterly along the arc of said curve 268.95 feet through a central angle of 41°50'56" to a point of tangency; thence West 410.00 feet to a point of a curve to the right, the radius point of which bears North 233.00 feet; thence Northwesterly along the arc of said curve 366.00 feet through a central angle of 90°00'00" to a point of tangency; thence North 395.61 feet to a point on a curve to the left, the radius point of which bears East 233.00 feet; thence Southeasterly along the arc of said curve 179.80 feet, through a central angle, of 44°12'51"; thence South 233.13 feet to a point of a curve to the left, the radius point of which bears East 167.00 feet; thence Southeasterly along the arc of said curve 262.32 feet through a central angle of 90°00'00" to a point of tangency; thence East 410.00 feet to a point of a curve to the right, the radius point of which bears South 434.22 feet; thence Southeasterly along the arc of said curve 182.10 feet through a central angle of 24°01'44" to a point on a curve to the left, the radius point of which bears North 68°08'48" East 334.56 feet; thence Southeasterly along the arc of said curve 88.50 feet through a central

angle of 15°09'23"; thence South 52°59'27" West 7.00 feet; thence South 37°00'33" East 51.64 feet to the point of beginning.

Parcel 1-B, a non-exclusive easement and right of way for ingress, and egress:

Beginning at a point on the North Right of Way line of Parkway Boulevard said point being South 00°03'10" East 540.23 feet and West 1279.14 feet and South 25°00'00" West 1380.87 feet and South 52°59'27" West 368.44 feet and North 37°00'33" West 60.00 feet and South 52°59'27" West 40.00 feet and South 07°59'27" West 28.03 feet to a point on an 1102.87 foot radius curve to the right, the radius point of said curve bears North 35°59'21" West; thence Westerly along the arc of said Curve 691.27 feet, through a central angle of 35°54'45" (Chord to said curve bears South 71°58'01" West 680.01 feet) and South 89°55'56" West 77.85 feet from the Center of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point also being due West 2952.89 feet and due South 2228.03 feet from said Center Section Monument, and running thence South 89°55'56" West along said North line 28.00 feet; thence North 00°35'54" East 56.80 feet; thence North 86°44'05" West 78.77 feet; thence North 06°27'29" East 4.79 feet; thence North 45°00'00" West 30.37 feet; thence South 86°44'05" East 128.03 feet; thence South 00°35'54" West 80.20 feet to said North line and point of beginning.

Parcel 1-C, a non-exclusive easement and right of way for ingress, and egress:

Also beginning at a point being due West 3283.39 feet and due South 1167.41 feet from the Center of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 84°12'31" East 16.63 feet; thence North 32°31'35" East 20.81 feet to a point on a 233.00 foot radius curve to the left, the radius point of which bears North 61°45'27" East; thence Southeasterly 64.95 feet along the arc of said curve through a central angle of 15°58'18"; thence South 75°43'32" West 68.10 feet; thence North 53.15 feet to the point of beginning.

Send Tax Notices to:

2620 Decker Lake, LLC
c/o Dakota Pacific Real Estate
299 S. Main Street, Suite 2450
Salt Lake City, Utah 84111

Tax Parcel No. 15-21-476-026-000

13295603
6/11/2020 12:49:00 PM \$40.00
Book - 10959 Pg - 3116-3119
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

QUIT CLAIM DEED

Sandberg Investments, L.L.C., a Utah limited liability company limited liability company (“Grantor”), of 6382 Shenandoah Park Ave., Salt Lake City, Utah 84121 hereby QUIT CLAIMS to **2620 Decker Lake, LLC**, a Utah limited liability company of 299 S. Main Street, Suite 2450 Salt Lake City, Utah 84111 (“Grantee”) for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, all of its undivided 31% right, title and interest as a Tenant In Common in and to the following described tract of land in Salt Lake County, State of Utah:

See Exhibit A (attached hereto and incorporated herein)

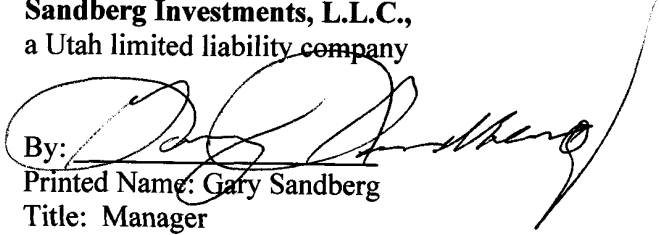
Together with its undivided 31% interest as a tenant in common to all buildings, structures and other improvements thereon and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**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.**

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed on the 4th day of June 2020.

GRANTOR:

Sandberg Investments, L.L.C.,
a Utah limited liability company

By: 

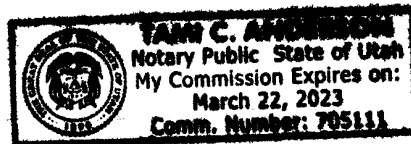
Printed Name: Gary Sandberg
Title: Manager

STATE OF UTAH)
)SS.
COUNTY OF SALT LAKE)

Before me, the undersigned Notary Public, on this 4th day of June 2020, personally appeared W. Gary Sandberg, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the manager of Sandberg Investments, L.L.C., a Utah limited liability company, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said limited liability company.

Jami C. Anderson
Notary Public

My Commission Expires: 3-22-23



TAMI C. ANDERSON
705111

EXHIBIT "A"
LEGAL DESCRIPTION

APN: 15-21-476-026-000

PARCEL 1:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF PARKWAY BOULEVARD, SAID POINT BEING SOUTH 00°03'10" EAST 540.23 FEET AND WEST 1279.14 FEET AND SOUTH 25°00'00" WEST 1380.87 FEET AND SOUTH 52°59'27" WEST 368.44 FEET AND NORTH 37°00'33" WEST 60.00 FEET AND SOUTH 52°59'27" WEST 40.00 FEET AND SOUTH 07°59'27" WEST 28.03 FEET TO POINT ON AN 1102.87 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°59'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 691.27 FEET, THROUGH A CENTRAL ANGLE OF 35°54'45" (CHORD TO SAID CURVE BEARS SOUTH 71°58'01" WEST 680.01 FEET) AND SOUTH 89°55'56" WEST 115.06 FEET AND NORTH 83°32'31" WEST 75.29 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING DUE WEST 3064.87 FEET AND DUE SOUTH 2219.60 FEET FROM SAID CENTER SECTION MONUMENT, AND RUNNING THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: NORTH 83°32'31" WEST 276.66 FEET; THENCE NORTH 87°05'42" WEST 618.75 FEET TO A POINT ON AN 11,319.16 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS NORTH 87°26'38" EAST, THENCE NORTHERLY 1058.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°21'27" (CHORD TO SAID CURVE BEARS NORTH 00°07'22" EAST 1057.99 FEET); THENCE SOUTH 84°12'00" EAST 675.53 FEET; THENCE SOUTH 269.49 FEET TO THE POINT OF A 233.00 FOOT RADIUS CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS EAST; THENCE SOUTHEASTERLY 203.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°58'36" (CHORD TO SAID CURVE BEARS SOUTH 24°59'18" EAST 196.85 FEET); THENCE SOUTH 40°01'25" WEST 157.77 FEET; THENCE SOUTH 59°22'26" EAST 127.77 FEET; THENCE SOUTH 45°00'00" WEST 105.79 FEET; THENCE SOUTH 45°00'00" EAST 95.35 FEET; THENCE SOUTH 77.78 FEET; THENCE SOUTH 45°00'00" EAST 199.09 FEET; THENCE SOUTH 06°27'29" WEST 57.95 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A NON-EXCLUSIVE PUBLIC UTILITIES AND RIGHT OF WAY EASEMENT APPURTENANT TO PARCEL 1, AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED JULY 17, 2007 AS ENTRY NO. 10166464 IN BOOK 9492 AT PAGE 2920 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°03'10" EAST 540.23 FEET AND WEST 1279.14 FEET AND SOUTH 25°00'00" WEST 1380.87 FEET AND SOUTH 52°59'27" WEST 368.44 FEET AND NORTH 37°00'33" WEST 342.2 FEET AND SOUTH 52°59'27" WEST 40.00 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING ON THE ARC OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 41°50'56" WEST 368.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 268.95 FEET THROUGH A CENTRAL ANGLE OF 41°50'56" TO A POINT OF TANGENCY; THENCE WEST 410.00 FEET TO A POINT OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 233.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 366.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE NORTH 395.61 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS EAST 233.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 179.80 FEET, THROUGH A CENTRAL ANGLE OF 44°12'51"; THENCE SOUTH 233.13 FEET TO A POINT OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS EAST 167.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 262.32 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE EAST 410.00 FEET TO A POINT OF A CURVE TO THE RIGHT, THE RADIUS

POINT OF WHICH BEARS SOUTH 434.22 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 182.10 FEET THROUGH A CENTRAL ANGLE OF 24°01'44" TO A POINT ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 68°08'48" EAST 334.56 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 88.50 FEET THROUGH A CENTRAL ANGLE OF 15°09'23"; THENCE SOUTH 52°59'27" WEST 7.00 FEET; THENCE SOUTH 37°00'33" EAST 51.64 FEET TO THE POINT OF BEGINNING.

PARCEL 1B:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS, AND EGRESS, APPURTENANT TO PARCEL 1, AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED JULY 17, 2007 AS ENTRY NO. 10166464 IN BOOK 9492 AT PAGE 2920 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF PARKWAY BOULEVARD SAID POINT BEING SOUTH 00°03'10" EAST 540.23 FEET AND WEST 1279.14 FEET AND SOUTH 25°00'00" WEST 1380.87 FEET AND SOUTH 52°59'27" WEST 368.44 FEET AND NORTH 37°00'33" WEST 60.00 FEET AND SOUTH 52°59'27" WEST 40.00 FEET AND SOUTH 07°59'27" WEST 28.03 FEET TO A POINT ON AN 1102.87 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°59'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 691.27 FEET, THROUGH A CENTRAL ANGLE OF 35°54'45" (CHORD TO SAID CURVE BEARS SOUTH 71°58'01" WEST 680.01 FEET) AND SOUTH 89°55'56" WEST 77.85 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING DUE WEST 2952.89 FEET AND DUE SOUTH 2228.03 FEET FROM SAID CENTER SECTION MONUMENT AND RUNNING THENCE SOUTH 89°55'56" WEST ALONG SAID NORTH LINE 28.00 FEET; THENCE NORTH 00°35'54" EAST 56.80 FEET; THENCE NORTH 86°44'05" WEST 78.77 FEET; THENCE NORTH 06°27'29" EAST 4.79 FEET; THENCE NORTH 45°00'00" WEST 30.37 FEET; THENCE SOUTH 86°44'05" EAST 128.03 FEET; THENCE SOUTH 00°35'54" WEST 80.20 FEET TO SAID NORTH LINE AND POINT OF BEGINNING.

PARCEL 1C:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 1, AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED JULY 17, 2007 AS ENTRY NO. 10166464 IN BOOK 9492 AT PAGE 2920 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALSO BEGINNING AT A POINT BEING DUE WEST 3283.39 FEET AND DUE SOUTH 1167.41 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 84°12'31" EAST 16.63 FEET; THENCE NORTH 32°31'35" EAST 20.81 FEET TO A POINT ON A 233.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 61°45'27" EAST; THENCE SOUTHEASTERLY 64.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°58'18"; THENCE SOUTH 75°43'32" WEST 68.10 FEET; THENCE NORTH 53.15 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
2580-2620 South Decker Lake Blvd., West Valley City, UT 84119