

WHEN RECORDED, MAIL TO,
AND SEND TAX NOTICES TO:

Boyer Holbrook Industrial 4, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: CFO

ENT46544:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Apr 14 11:11 AM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Tax Parcel No.: 58:021:0484; 58:021:0438; 58:021:0492

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

BOYER HOLBROOK FARM, L.C., a Utah limited liability company, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, (a) a fifty percent (50%) undivided interest in the real property describe on Exhibit "A" attached hereto and incorporated herein by reference unto **VALUE INNOVATIONS HB IND II, LLC**, a Utah limited liability company, ("**Ivory**"), whose current address is 978 Woodoak Lane, Salt Lake City, Utah 84117, and (b) a fifty percent (50%) undivided interest in the real property describe on Exhibit "A" attached hereto and incorporated herein by reference unto **BOYER HOLBROOK INDUSTRIAL 4, L.C.**, a Utah limited liability company, ("**Boyer**", and together with Ivory, individually and collectively, as the context may require, the "**Grantee**"), whose current address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111.

Such conveyance is made subject to all matters of record and all matters which may be disclosed by an accurate survey of the real property. Upon the conveyance of the fifty percent (50%) undivided interest in such real property to each Grantee pursuant to this Special Warranty Deed, each Grantee shall own a fifty percent (50%) undivided interest in such real property as tenants in common, which tenant in common relationship shall be subject to that certain Co-Tenancy Agreement between each Grantee dated as of the date hereof.

Grantor and Grantee, for themselves and for each of their successors and assigns, hereby waive any right of partition available at law or equity, including, specifically, but without limitation, the right of partition set forth in Utah Code Annotated Section 78B-6-1201 et seq.

WITNESS, the hand of said Grantor, this 13 day of April, 2022.

BOYER HOLBROOK FARM, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company

By: _____
Name: Brian Gochnow
Title: Manager

STATE OF UTAH)

COUNTY OF SALT LAKE) : ss.

The foregoing instrument was acknowledged before me this 13th day of April, 2022, by Brian Gochnow, a manager of The Boyer Company, L.C., a Utah limited liability company, the manager of BOYER HOLBROOK FARM, L.C., a Utah limited liability company.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Beverly Bott
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires: 1/25/26

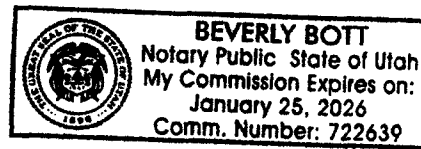


EXHIBIT "A"

To

SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as follows:

PARCEL 1: (58:021:0484)

A portion of the Northeast quarter of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located South 89°51'40" West along the section line 17.22 feet and South 756.16 feet from the Northeast corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°03'14" West along said deed 537.96 feet to the Northerly line of that real property described in Deed Entry No. 91965:2009 of the official records of Utah County; thence South 89°52'33" West along said deed 334.27 feet to the Westerly line of that real property described in Deed Entry No. 3179:1918 of the official records of Utah County; thence along said deed the following two (2) courses: 1) North 12°10'20" West 358.07 feet; 2) North 02°03'40" East 190.10 feet; thence South 89°48'50" East 403.44 feet to the point of beginning.

PARCEL 2: (58:021:0438)

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County, located North 89°49'32" East along the section line 15.75 feet and South 799.49 feet from the Northwest corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence East 294.20 feet to the Westerly right-of-way line of State Road 68; thence South 12°01'39" East along said right-of-way 395.05 feet to the Northeasterly corner of that real property described in Deed Entry No. 91969:2009 of the official records of Utah County; thence along said deed the following three (3) courses: 1) South 37°29'45" West 68.65 feet; 2) South 77°58'22" West 157.12 feet; 3) along the arc of a curve to the right having a radius of 960.00 feet a distance of 183.00 feet through a central angle of 10°55'20" Chord: South 83°25'41" West 182.73 feet to the Easterly line of that real property described in Deed Entry No. 23069:2019 of the official records of Utah County; thence North 00°03'14" East along said deed 494.50 feet to the point of beginning.

PARCEL 3: (58:021:0492)

COM W 1 RD & N 1374.41 FT (PARALLEL TO SEC LINE) FR E 1/4 COR. SEC. 3, T5S, R1W, SLB&M.; N 495.04 FT; N 89 DEG 56' 52" E 33 FT; S 494.82 FT; S 89 DEG 15' 27" W 16.63 FT; S 89 DEG 49' 24" W 16.37 FT TO BEG. AREA 0.375 AC

WHEN RECORDED, MAIL TO,
AND SEND TAX NOTICES TO:

Boyer Holbrook Industrial 4, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: CFO

ENT46545:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Apr 14 11:11 AM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Tax Parcel No.: 58:021:0425; 58:021:0427; 58:021:0491

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

VALUE INNOVATIONS HB IND II, LLC, a Utah limited liability company, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, a fifty percent (50%) undivided interest in the real property describe on Exhibit "A" attached hereto and incorporated herein by reference unto **BOYER HOLBROOK INDUSTRIAL 4, L.C.**, a Utah limited liability company, ("**Grantee**"), whose current address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111.

Such conveyance is made subject to all matters of record and all matters which may be disclosed by an accurate survey of the real property. Upon the conveyance of the fifty percent (50%) undivided interest in such real property to Grantee pursuant to this Special Warranty Deed, Grantor and Grantee shall each own a fifty percent (50%) undivided interest in such real property as tenants in common, which tenant in common relationship shall be subject to that certain Co-Tenancy Agreement between Grantor and Grantee dated as of the date hereof.

Grantor and Grantee, for themselves and for each of their successors and assigns, hereby waive any right of partition available at law or equity, including, specifically, but without limitation, the right of partition set forth in Utah Code Annotated Section 78B-6-1201 et seq.

WITNESS, the hand of said Grantor, this 12 day of April, 2022.

VALUE INNOVATIONS HB IND II, LLC, a Utah limited liability company

By: [Signature]
Name: Kevin Anglesey
Title: Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12 day of April, 2022, by KEVIN ANGLESEY, a MANAGER of VALUE INNOVATIONS HB IND II, LLC, a Utah limited liability company.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
NOTARY PUBLIC

My Commission Expires: 01/31/23

Residing at: SALT LAKE

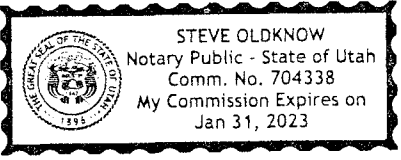


EXHIBIT "A"

To

SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as follows:

PARCEL 1 (58:021:0425)

A portion of the NE1/4 of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, located S89°51'40"W along the Section line 16.56 feet and South 64.00 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence S00°03'14"W along said deed 692.16 feet; thence N89°48'50"W 403.44 feet to the Easterly line of that Real Property described in Deed Entry No. 3179:1918 of the Official Records of Utah County; thence along said deed the following two (2) courses: 1) N02°03'40"E 404.90 feet; 2) N15°30'40"E 296.25 feet; thence N89°51'39"E 310.30 feet to the point of beginning.

Contains: 5.98 acres+/-

PARCEL 2 (58:021:0427)

A portion of the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, located N89°49'32"E along the Section line 16.44 feet and South 63.95 feet from the Northwest Corner of Section 2, T5S, R1W, SLB&M; thence Easterly along the arc of a 330.00 feet radius non-tangent curve to the left (radius bears: N01°15'31"W) 129.16 feet through a central angle of 22°25'32" Chord: N77°31'43"E 128.34 feet to the Westerly Right-of-Way of State Road 68; thence along said State Road the following two (2) courses: 1) S50°54'16"E 8.69 feet; 2) S12°01'39"E 774.78 feet; thence West 294.20 feet to the Easterly line of said Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County; thence N00°03'14"E along said deed 735.54 feet to the point of beginning.

Contains: 3.671 acres+/-

PARCEL 3 (58:021:0491)

A portion of that Real Property described in Deed Entry No. 23069:2019 of the Official Records of Utah County, located in the NE1/4 of Section 3 and NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point, located S89°51'40"W along the Section line 16.56 feet and South 64.00 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence N89°51'39"E 26.56 feet; thence along the arc of a curve to the left with a radius of 330.00 feet a distance of 6.45 feet through a central angle of 01°07'09" Chord: N89°18'04"E 6.45 feet; thence S00°03'14"W 735.54 feet; thence West 33.01 feet; thence N00°03'15"E 735.40 feet to the point of beginning.

Contains: 24,274 square feet or 0.56 acres+/-