

When Recorded Mail This Deed To:

Allison Behjani
Ray Quinney & Nebeker P.C.
36 South State Street, Suite 1400
Salt Lake City, Utah 84111

01084667 B: 2445 P: 1397

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Mary Ann Trussell, Summit County Utah Recorder

01/08/2018 02:45:19 PM Fee \$19.00

By LANDMARK TITLE COMPANY

Electronically Recorded

Tax Parcel No.: PCTC-401-AM

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

BOYER SNYDERVILLE 2, L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto DPRE TECH CENTER 1, LLC, a Utah limited liability company, Grantee, whose current address is 299 Main Street, Salt Lake City, Utah, the following described real property in Summit County, State of Utah, to-wit:

[See Exhibit "A" attached hereto and by this reference made a part hereof.]

Subject to and except for all matters of record and matters that would be disclosed by a physical inspection or survey of the property but such excepted matters do not include: (1) any and all deeds of trust and all other security documents encumbering the Property created by, through or under Grantor which secure any financing; (2) any and all any mechanic's or materialmen's liens against the Property created by, through or under Grantor; and (3) any tax or judgment liens arising by, through or under Grantor.

WITNESS, the hand of said Grantor, this 8 day of January, 2018.

BOYER SNYDERVILLE 2, L.C., a Utah limited liability company, by its manager:

THE BOYER COMPANY, L.C., a Utah limited liability company

By: [Signature]
Name: Brian Gochnour
Its: Manager

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

On this 8 day of January, 2018, before me, the undersigned, personally appeared Brian Gochnour, known or identified to me to be a manager of THE BOYER COMPANY, L.C., a Utah limited liability company, which is the manager of BOYER SNYDERVILLE 2, L.C., a Utah limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

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: 8/28/2021

Residing at: DAVIS County

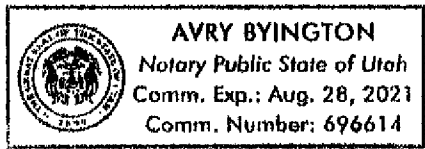


EXHIBIT "A"

To

SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

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

PARCEL 1:

Lot 401, PARK CITY TECH CENTER LOT 4 SUBDIVISION AMENDING LOT 4 OF PARK CITY TECH CENTER SUBDIVISION, according to the official plat thereof recorded December 1, 2016 as Entry No. 1059105 in the office of the Summit County Recorder, Summit County, Utah.

PARCEL 2: (EASEMENT ESTATE)

The non-exclusive Open Space Easement that may be appurtenant to PARCEL 1 described above, as defined, described and created pursuant to that certain Declaration Of Open Space Easement And Restrictions recorded November 1, 2010 as Entry No. 909952, in Book 2054, at Page 1233 of the Official Records of the Summit County Recorder, within the following described property:

Lot 2 of the PARK CITY TECH CENTER SUBDIVISION, according to the official plat thereof recorded October 28, 2010 as Entry No. 909756 in the office of the Summit County Recorder, Summit County, Utah.

PARCEL 3: (EASEMENT ESTATE)

The non-exclusive easements that may be appurtenant to PARCEL 1 above, as described, defined and provided for in that certain Master Declaration For Park City Tech Center recorded July 26, 2012 as Entry No. 949994, in Book 2139, at Page 91 of the Official Records of the Summit County Recorder, Summit County, Utah.

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