

ENT 110107 : 2019 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2019 Oct 24 04:29 PM FEE 40.00 BY MG  
RECORDED FOR Backman Orem  
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

DPRE Riverwoods I, LLC  
c/o Scott T. Swallow  
299 South Main Street  
Suite 2450  
Salt Lake City, UT 84111

**SPECIAL WARRANTY DEED**

**ESNET RIVERWOODS PROPERTIES LLC**, a Delaware limited liability company (“Grantor”) hereby CONVEYS and WARRANTS against all claiming by, through or under Grantor, but not otherwise, to **DPRE RIVERWOODS I, LLC**, a Utah limited liability company (“Grantee”), whose address is c/o Scott T. Swallow, Suite 2450, Salt Lake City, Utah 84111, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, certain real property located in **Utah County, State of Utah**, more particularly described in Exhibit “A” attached hereto and by reference incorporated herein (the “Real Property”).

TOGETHER with all tenements, hereditaments, appurtenances to the Real Property and Grantor’s mineral rights, if any, with respect to the Real Property.

SUBJECT TO rights of way and encumbrances, if any, appearing of record in the office of the County Recorder of Utah County which now affect the Real Property.

*[Remainder of page intentionally left blank; signature follows.]*

WITNESS, the hand of said Grantor this 24<sup>th</sup> day of October, 2019.

**ESNET RIVERWOODS PROPERTIES  
LLC, a Delaware limited liability company**

By: \_\_\_\_\_  
Name: R. Duff Thompson  
Title: President

STATE OF UTAH )  
: ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of October, 2019,  
by R. Duff Thompson, the President of ESNET  
RIVERWOODS PROPERTIES LLC.

Kevin Flanagan  
NOTARY PUBLIC  
Residing at: Orem, Utah

My Commission Expires:

9/13/23

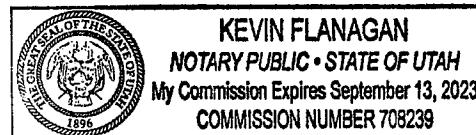


Exhibit "A"

PARCEL 1:

Lot 1, Phase 1 Amended, Riverwoods Research and Business Park, a Planned Unit Development, according to the official plat filed as Entry Number 83653 and Map Number 8152-94 in the Office of the Utah County Recorder.

Together with easements for ingress and egress over and across a road as defined in that certain Cross Easement Grant and Maintenance Agreement recorded March 2, 2001 as Entry No. 19967:2011 of Official Records in the Office of the Utah County Recorder.

Parcel Number: 51-344-0001

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