

**WHEN RECORDED, MAIL THIS DEED TO:**

Baker Botts LLP  
One Shell Plaza  
910 Louisiana Street  
Houston, Texas 77002  
Attention: Kimberly Schlanger, Esq.

**01103026 B: 2490 P: 0005**

Page 1 of 3  
Rhonda Francis Summit County Recorder  
12/12/2018 08:13:38 AM Fee \$16.00  
By FIRST AMERICAN TITLE-NCS-SLC1  
Electronically Recorded

**MAIL TAX NOTICE TO:**

PARK CITY JUNCTION LLC  
c/o Dakota Pacific Real Estate Partners  
299 South Main Street, Suite 1900  
Salt Lake City, Utah 84111  
Attention:

**FATCO NCS-903837-ai**

Tax Parcel Identification Numbers: PCTC-402-AM; PCTC-403-AM; PCTC-404-AM

---

(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

BOYER SNYDERVILLE JUNCTION, L.C., a Utah limited liability company ("Grantor"), does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, unto PARK CITY JUNCTION LLC, a Utah limited liability company ("Grantee"), the following described premises in Summit County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Land")

together with Grantor's right, title and interest in and to the following: (a) all improvements located thereon (the "Improvements"); and (b) all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining to the Land and/or Improvements; and (c) all streets, alleys and rights-of-way adjacent to the Land used in connection with the beneficial use and enjoyment of the Land and/or Improvements (collectively, the "Real Property").

Subject to all restrictions, reservations and other conditions of record as may be disclosed by a record examination of title and/or a physical inspection and or survey of the Real Property to the extent that the same are currently valid and enforceable against the Real Property (the "Permitted Exceptions").

*[Signature on following page]*

WITNESS, the hand of said Grantor, this 10<sup>th</sup> day of December, 2018.

BOYER SNYDERVILLE JUNCTION, L.C., a  
Utah limited liability company, by its Manager:

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

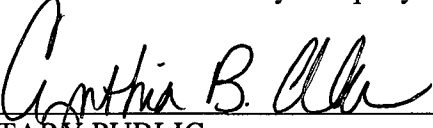
By: 

Name: Brian Gochnour

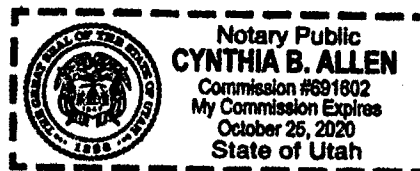
Title: Manager

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

On the 10<sup>th</sup> day of December, 2018, personally appeared before me Brian Gochnour, who  
is a Manager of THE BOYER COMPANY, L.C., a Utah limited liability company, which is the Manager  
of BOYER SNYDERVILLE JUNCTION, L.C., a Utah limited liability company.

  
NOTARY PUBLIC  
Residing at: Salt Lake County, Utah

My Commission Expires: 10-25-20



**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

(Legal Description of Property)

LOTS 402, 403, AND 404, PARK CITY TECH CENTER LOT 4 SUBDIVISION, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY  
RECORDERS OFFICE

*PCTC-402-AM, PCTC-403-AM; PCTC-404-AM*

Tax Parcel Identification Numbers: PCTC402-AM; PCTC403-AM; PCTC404-AM

---