

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

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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 10th 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: Brian Gochneour
Name: Brian Gochneour
Title: Manager

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

On the 10th day of December, 2018, personally appeared before me Brian Gochneour, 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.

Cynthia B. Allen
NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires: 10-25-20

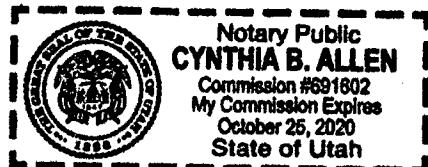


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(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
