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Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

MUT 2509'
WHEN RECORDED, RETURN TO:

Guy P. Kroesche, Esq.
STOEL RIVES LLP
201 South Main Street, Suite 1100
Salt Lake City, Utah 84111
Parcel # 27-36-351-006

SPECIAL WARRANTY DEED

DRAPER HOLDINGS, LLC , a Utah limited liability company ("Grantor"), having an address at 5850 Avenida Encinas, Suite A, Carlsbad, California 92008, hereby CONVEYS AND WARRANTS to eBAY INC., a Delaware corporation (the "Grantee"), whose business address is 2145 Hamilton Avenue, San Jose, California 95125, against all claiming by, through or under Grantor, for GOOD AND VALUABLE CONSIDERATION, the tract of land as described in attached Exhibit A, located in Salt Lake County, State of Utah (the "Real Property"), TO HAVE AND TO HOLD the Real Property, together with all tenements, hereditaments, and appurtenances belonging to the Real Property, unto the Grantee and its successors and assigns forever.

The foregoing conveyance is made SUBJECT TO all restrictions, reservations and other conditions of record as may be disclosed by a record examination of title and any such matter as arising by, through or under Grantee.

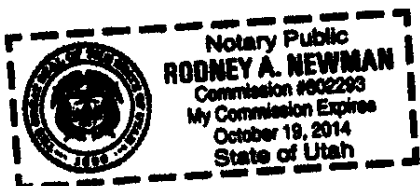
The undersigned hereby acknowledges and affirms that he appeared before the below-named notary public, holds the position or title set forth below, and, on behalf of the Grantor and by proper authority, either executed this instrument before such notary public or acknowledged to such notary public that the undersigned executed this instrument.

DRAPER HOLDINGS, LLC,
a Utah limited liability company,
by its Manager, Draper Holdings Associates, LLC

By: _____
Name: Jeffrey M. Vitek
Its: Manager

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 16th day of November, 2011, personally appeared before me Jeffrey M. Vitek, Manager of Draper Holdings Associates, LLC, a Utah limited liability company and the Manager of DRAPER HOLDINGS, LLC, a Utah limited liability company.



Rodney A. Newman

Notary Public

EXHIBIT A

(Description of Real Property)

That certain real property located in Salt Lake County, Utah, particularly described as follows:

ALL THAT LAND DESIGNATED AS LOT 1 OF THE DRAPER TOD SUBDIVISION, IN THE STATE OF UTAH, COUNTY OF SALT LAKE, CITY OF DRAPER, BEING PART OF THE WEST HALF, OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF GALENA PARK BLVD., SAID POINT BEING N00°01'13"E 1517.36', AND S89°58'47"E 306.00' FROM THE SOUTHWEST CORNER OF SAID SECTION 36, MARKED WITH A 3" COUNTY SURVEYOR BRASS CAP, SAID SECTION CORNER BEING N89°58'29"W GRID (UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE) 2692.43 FEET FROM THE STONE MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N00°01'16"E ALONG EAST LINE OF SAID ROAD 1195.37 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 26.00 FEET; THENCE NORTHEASTERLY 40.84 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S89°58'44"E 887.61 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH WEST, WITH A RADIUS OF 26.00 FEET; THENCE SOUTHEASTERLY 40.83 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'44"; THENCE S00°00'00"E 1009.94 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 763.00 FEET; THENCE SOUTHERLY 368.13 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°38'38"; THENCE S27°38'38"W 620.77 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 26.00 FEET; THENCE WESTERLY 40.84 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", TO THE NORTH LINE OF SAID GALENA PARK BLVD; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) N62°21'22"W 146.11 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 747.00 FEET, AND
- 2) NORTHERLY 813.25 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°22'38", TO THE POINT OF BEGINNING.

CONTAINS 36.38 ACRES (1,584,716 SQUARE FEET), MORE OR LESS