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10/21/2014 4:24:00 PM \$16.00
Book - 10268 Pg - 9511-9514
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

SEND TAX NOTICES TO:

BG Draper Pointe Office 1, L.C.
90 South 400 West, Suite 360
Salt Lake City, Utah 84101
Attention: Chief Financial Officer

File No. 73203-TM
Parcel No. 27-36-376-020

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective October 13, 2014, is executed by DRAPER G03, L.C., a Utah limited liability company, whose address is 90 South 400 West, Suite 200, Salt Lake City, Utah 84101 (the "**Grantor**"), in favor of BG DRAPER POINTE OFFICE 1, L.C., a Utah limited liability company, whose address is 90 South 400 West, Suite 360, Salt Lake City, Utah 84101 (the "**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "**Property**").

THE CONVENYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

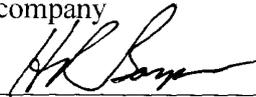
[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR:

DRAPER G03, L.C., a Utah limited liability company, by its Managers

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

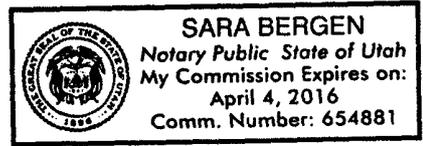
By: 
Name: H. ROGER BOYER
Its: Manager

KC GARDNER COMPANY, L.C. a Utah limited liability company

By: 
Name: Chastin Gern
Its: Manager

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

On this 16 day of October, 2014, personally appeared before me H. Roger Boyer, a Manager of The Boyer Company, L.C. a Utah limited liability company, a manager of Draper G03, L.C., a Utah limited liability company, on behalf of said company.



Sara Bergen
NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires:
04-04-16

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

On this 16 day of October, 2014, personally appeared before me CHRISTIAN GARDNER a Manager of KC Gardner Company, L.C. a Utah limited liability company, a manager of Draper G03, L.C., a Utah limited liability company, on behalf of said company.

[Signature]
NOTARY PUBLIC
Residing at: DAVIS COUNTY, UT

My Commission Expires: 10.16.14



EXHIBIT A

Legal Description of Real Property

All that certain real property located in Salt Lake County, Utah, described as follows:

Lot 1, DRAPER POINTE OFFICE PARK SUBDIVISION, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder, State of Utah.