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2/6/2017 9:55:00 AM \$20.00
Book - 10527 Pg - 1618-1623
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED RETURN TO:
Stroock & Stroock & Lavan LLP
1875 K Street NW, Washington, DC 20006
Attn: Kelly Booker, Esq.

SEND TAX NOTICES TO
GRANTEE AT GRANTEE'S
ADDRESS BELOW.

Space Above for Recorder's Use
(Parcel ID No. 27-01-101-040)

SPECIAL WARRANTY DEED

For the sum of ten dollars (\$10.00), and other good and valuable consideration, 8660 OSHA, LLC, a Delaware limited liability company, whose address is 50 E. Sample Road, Suite 400, Pompano Beach, Florida 33064, GRANTOR, hereby CONVEYS AND WARRANTS against all who claim by, through, or under it, to EGP 8660 SANDY LLC, a Delaware limited liability company, whose address is c/o Easterly Government Properties, Inc., 2101 L Street, NW, Suite 650, Washington, DC 20037, GRANTEE, that certain real property located in Sandy City, Salt Lake County, State of Utah, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO the encumbrances more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof (hereinafter the "Permitted Encumbrances").

[Signatures and Acknowledgments Follow]

EXHIBIT "A"

Legal Description

LOT 2, SANDY TECHNOLOGY CENTER, According to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.



EXHIBIT "B"

Permitted Encumbrances

1. Intentionally Deleted
2. Intentionally Deleted
3. Intentionally Deleted
4. Intentionally Deleted
5. Intentionally Deleted
6. Intentionally Deleted
7. Intentionally Deleted
8. Intentionally Deleted
9. Real property taxes for the year 2017.
Salt Lake County Tax ID No. 21-01-101-040
Taxing District 35
10. Said property is included within the boundaries of Sandy City, and is subject to the charges and assessments thereof.
11. Said property is included within the boundaries of Sandy Suburban Improvement District, and is subject to the charges and assessments thereof.
12. The following matters shown and/or set forth on the plat of Sandy Technology Center, filed for record December 26, 2002 as Entry No. 8472300 in Book 2002P of Plats at Page 375, Official Records:
 - A) Note: "No driveway shall be constructed so as to convey storm runoff toward any building"
 - B) 30.0' Ingress & Egress Easement and as shown on the ALTA/NSPS Land Title August 26, 2016, last revised October 13, 2016 and designated Job No. 16-6975.
13. EASEMENT and conditions contained therein:

Grantor: Utah Tech Center, LLC, a Missouri limited liability company
Grantee: Sandy Suburban Improvement District, a body politic of the State of Utah
Purpose: To lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valve boxes and other sewer transmission and distribution structures and facilities within a 20 foot wide strip of land and as shown on the ALTA/NSPS Land Title Survey made by David B. Draper, License No. 6861599 for LANDCO, L.P. dated August 26, 2016, last revised October 13, 2016 and designated Job No. 16-6975.

Dated: January 17, 2003
Recorded: January 24, 2003

Entry No: 8504511
Book/Page: 8725/6822
Affects Parcel 1

14. RIGHT-OF-WAY AND EASEMENT GRANT and conditions contained therein:
Grantor: Utah Tech Center, L.L.C., a Missouri limited liability company
Grantee: Questar Gas Company, a corporation of the State of Utah
Purpose: To lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities within a 20 foot wide strip of land and as shown on the ALTA/NSPS Land Title Survey made by David B. Draper, License No. 6861599 for LANDCO, L.P. dated August 26, 2016, last revised October 13, 2016 and designated Job No. 16-6975.
Dated: June 17, 2003
Recorded: July 1, 2003
Entry No: 8714585
Book/Page: 8832/2471
Affects Parcels 1 and 2
15. Terms, conditions, easements, restrictions and limitations contained in DECLARATION AND RESTATEMENT OF RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS dated March 10, 2004, executed by and between GSL Utah Properties, LLC, a Utah limited liability company, Utah Tech Center, LLC, a Missouri limited liability company, Sandy Technology Center 1, LLC a Utah limited liability company and Computer Marketing Corporation, a Utah corporation, recorded March 11, 2004 as Entry No. 9001403 in Book 8956 at Page 6837, Official Records, as amended by that certain FIRST AMENDMENT TO DECLARATION AND RESTATEMENT OF RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS dated March 10, 2004, executed by and between GSL Utah Properties, LLC, a Utah limited liability company, Utah Tech Center, LLC, a Missouri limited liability company, Sandy Technology Center 1, LLC a Utah limited liability company and Computer Marketing Corporation, a Utah corporation, recorded March 17, 2004 as Entry No. 9005734 in Book 8958 at Page 7588, Official Records. And as shown on the ALTA/NSPS Land Title Survey made by David B. Draper, License No. 6861599 for LANDCO, L.P. dated August 26, 2016, last revised October 13, 2016 and designated Job No. 16-6975.
16. RIGHT-OF-WAY AND EASEMENT GRANT and conditions contained therein:
Grantor: GSL Utah Properties, L.L.C., a Utah limited liability company
Grantee: Questar Gas Company, a corporation of the State of Utah
Purpose: To lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities within a 30 foot wide strip of land and as shown on the ALTA/NSPS Land Title Survey made by David B. Draper, License No. 6861599 for LANDCO, L.P. dated August 26, 2016, last revised October 13, 2016 and designated Job No. 16-6975.
Dated: June 8, 2004
Recorded: June 16, 2004
Entry No: 9092268
Book/Page: 9001/7990

17. EASEMENT and conditions contained therein:
 Grantor: CLF OSHA Sandy LLC
 Grantee: Sandy Suburban Improvement District, a body politic of the State of Utah
 Purpose: To lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valve boxes and other sewer transmission and distribution structures and facilities within a 10 foot wide strip of land and as shown on the ALTA/NSPS Land Title Survey made by David B. Draper, License No. 6861599 for LANDCO, L.P. dated August 26, 2016, last revised October 13, 2016 and designated Job No. 16-6975.
 Dated: April 3, 2007
 Recorded: April 18, 2007
 Entry No: 10069752
 Book/Page: 9451/3808
18. GRANT OF RIGHT OF WAY AND EASEMENT and conditions contained therein:
 Grantor: Sandy Technology Center II, L.L.C.
 Grantee: Sandy Suburban Improvement District
 Purpose: To lay, maintain, operate, clean, service, repair, inspect, protect, install, remove and replace sewer pipelines, and other sewer transmission and distribution structures and facilities of sanitary sewer pipe and reuse water pipe ("Sewer Pipe") and as shown on the ALTA/NSPS Land Title Survey made by David B. Draper, License No. 6861599 for LANDCO, L.P. dated August 26, 2016, last revised October 13, 2016 and designated Job No. 16-6975.
 Dated: November 14, 2007
 Recorded: November 19, 2007
 Entry No: 10278289
 Book/Page: 9538/4737
19. The following matters shown on ALTA/NSPS Land Title Survey made by David B. Draper, License No. 6861599 for LANDCO, L.P. dated August 26, 2016, last revised October 13, 2016, and designated Job No. 16-6975, as follows:
 A) Fenceline discrepancies at various locations with the boundary line of the property described herein.
 B) Various Deed Gaps
20. Intentionally Deleted
21. Intentionally Deleted
22. Intentionally Deleted
23. Rights of General Services Administration, as tenant only, under an unrecorded lease, which lease contains no option or right of first refusal to purchase the premises.
24. Intentionally Deleted
25. Intentionally Deleted