

SEND TAX NOTICES TO:

WEST VALLEY OFFICE HOLDINGS, LLC  
C/O WASATCH COMMERCIAL MANAGEMENT, INC.  
595 SOUTH RIVERWOODS PARKWAY, STE 400  
LOGAN, UTAH 84321

12837061  
8/27/2018 12:08:00 PM \$12.00  
Book - 10706 Pg - 5772-5773  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
BACKMAN TITLE SERVICES  
BY: eCASH, DEPUTY - EF 2 P.

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

### SPECIAL WARRANTY DEED

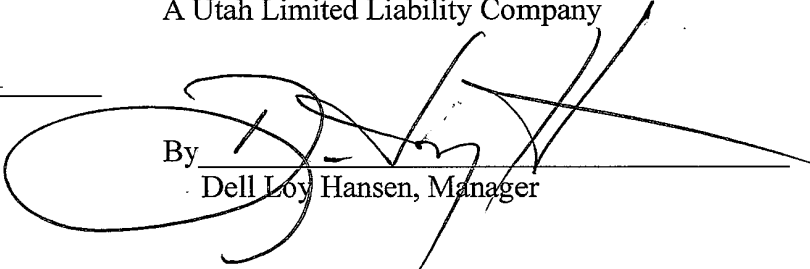
WEST VALLEY LAND HOLDINGS, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it, but not otherwise, to WEST VALLEY OFFICE HOLDINGS, LLC, a Utah limited liability company, Grantee, of 595 South Riverwoods Parkway, Suite 400, Logan, Utah, 84321, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" attached.

WITNESS, the hand of said Grantor this 20<sup>th</sup> day of August, 2018.

WEST VALLEY LAND HOLDINGS, LLC  
A Utah Limited Liability Company

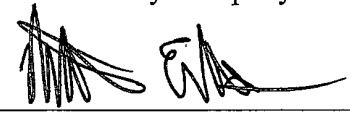
  
\_\_\_\_\_  
Witness

By   
\_\_\_\_\_  
Dell Loy Hansen, Manager

STATE OF UTAH                    )  
  : ss.  
County of CACHE                )

On the 20<sup>th</sup> day of August, 2018, personally appeared before me Dell Loy Hansen, who, being by me duly sworn, did say that he is the Manager of WEST VALLEY LAND HOLDINGS, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by authority of a resolution of the Members or its Operating Agreement, and the aforesaid Manager acknowledged to me that said Limited Liability Company executed the same.



  
\_\_\_\_\_  
NOTARY PUBLIC

## EXHIBIT "A"

### LEGAL DESCRIPTION

That certain real property located in the County of Salt Lake, State of Utah and described as follows:

#### Phase 1:

A parcel of land situate in the Northwest  $\frac{1}{4}$  of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of which are described as follows:

Beginning in the Easterly right of way line of Market Street (2820 West) said point is 591.98 feet South 89 deg. 53'20" West along the section line and 182.99 feet South 00 deg. 00'20" West from the North quarter corner of said Section 33 (Note: Basis of bearing is South 89 deg. 53'20" West along the Northerly section line from the found monuments representing the North quarter corner and the Northwest corner of said Section 33); and running thence North 89 deg. 53'20" East 119.96 feet; thence South 00 deg. 00'41" West 15.96 feet; thence North 89 deg. 53'20" East 142.00 feet; thence South 00 deg. 00'41" West 29.05 feet; thence North 89 deg. 53'20" East 264.36 feet to the Westerly right of way line of Constitution Boulevard (2700 West); thence along said Westerly right of way line the following five (5) courses: 1) South 00 deg. 00'55" East 11.32 feet; 2) South 12 deg. 43'07" West 55.67 feet, 3) South 01 deg. 30'40" West 95.47 feet, 4) South 00 deg. 04'46" West 101.79 feet to the beginning of a non-tangent 16.00 foot radius curve to the right and 5) Southeasterly along the arc of said curve 15.20 feet through a central angle of 54 deg. 24'50" (Note: chord for said curve bears South 44 deg. 36'52" East for a distance of 14.63 feet); thence South 89 deg. 53'20" West 222.78 feet; thence North 00 deg. 00'41" East 25.30 feet; thence South 89 deg. 53'20" West 285.93 feet to said Easterly right of way line of Market Street (2820 West); thence along said Easterly right of way line the following three (3) courses: 1) North 00 deg. 00'20" East 34.42 feet to the beginning of a non-tangent 466.66 foot radius curve to the right, 2) Northerly along the arc of said curve 110.42 feet through a central angle of 13 deg. 33'30" (Note: Chord for said curve bears North 06 deg. 46'24" West for a distance of 110.17 feet, and 3) North 00 deg. 00'20" East 149.12 feet to the point of beginning.

Parcel Nos.: 15-33-129-021, 15-33-129-053, 15-33-129-061 and 15-33-129-052