

When recorded, please return to:

University Place SPE L.L.C.
c/o Woodbury Corporation
Attn: Office of General Counsel
2733 East Parleys Way, Suite 300
Salt Lake City, Utah 84109

WARRANTY DEED

UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company, grantor, of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, hereby conveys and warrants to UNIVERSITY PLACE SPE L.L.C., a Utah limited liability company, grantee, of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, for the sum of ten dollars, the following described tract of land in Utah County, Utah, to wit:

See **Exhibit "A"** attached hereto and incorporated herein by this reference;

together with all improvements thereon, and all rights, privileges, easements, tenements, and appurtenances belonging to the property.

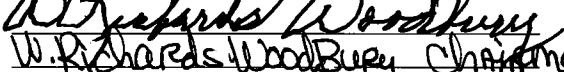
Witness the hand of said grantor this 16th day of December 2019.

Grantor: **UNIVERSITY MALL SHOPPING CENTER, L.C.,
a Utah limited liability company**

By: **WOODBURY MANAGEMENT COMPANY, L.C.,
a Utah limited liability company, Its Manager**

By: **WOODBURY CORPORATION,
a Utah corporation, Its Manager**

By: 
O. Randall Woodbury **President**

By: 
W. Richards Woodbury **Chairman**

[Acknowledgments to follow]

ACKNOWLEDGMENTS

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

On the 16th day of Dec. 2019, before me personally appeared D. Randall Woodbury, to me personally known to be the Pres. of WOODBURY CORPORATION, a Utah corporation, known to be the Manager of WOODBURY MANAGEMENT COMPANY, L.C., a Utah limited liability company, known to be the Manager of UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its governing documents.



[Signature]
Notary Public

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

On the 16th day of Dec. 2019, before me personally appeared W. Richards Woodbury, to me personally known to be the Chairman of WOODBURY CORPORATION, a Utah corporation, known to be the Manager of WOODBURY MANAGEMENT COMPANY, L.C., a Utah limited liability company, known to be the Manager of UNIVERSITY MALL SHOPPING CENTER, L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of such company therein named, and acknowledged to me that such company executed the within instrument pursuant to its governing documents.



[Signature]
Notary Public

[Handwritten initials]

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Lots 1, 2, 3, 3D, 3E, 4, 5B, 6A, 7, 8C, 8D, 9, 10, 12, 20, 21, 22, 24, and 25, UNIVERSITY PLACE
SUBDIVISION PLAT 'B', according to the official plat thereof on file and of record in the office of the
Utah County Recorder;

and

Lots 202 and 204, UNIVERSITY MALL PLAT A – LOT 201-205 SUBDIVISION, according to the
official plat thereof on file and of record in the office of the Utah County Recorder.

Handwritten initials: "M" and "M"