

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

13003 Draper Builders LLC
1 Bridge Road
Manhasset, NY 11030

CT-150009-CAF

13973802 B: 11350 P: 4711 Total Pages: 3
06/22/2022 04:14 PM By: jlucas Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

TIN 27-30-353-002

THIS SPECIAL WARRANTY DEED, is executed by BG VISTA STATION, L.C., a Utah limited liability company, having an address at 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 ("**Grantor**"), in favor of 13003 DRAPER BUILDERS LLC, a Utah limited liability company, whose address is 1 Bridge Road, Manhasset, NY 11030 (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 CONVEYANCE 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 and matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this the 16 day of June, 2022.

GRANTOR:

BG VISTA STATION, L.C., a Utah limited liability company, by its manager

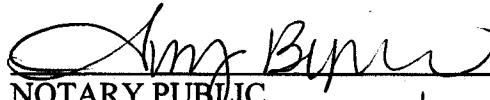
The Boyer Company, L.C.,
a Utah limited liability company



By: _____
Name: Brian Gochnour
Title: Manager

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

On this 16 day of June, 2022 personally appeared before me Brian Gochnour, a Manager of The Boyer Company, L.C., a Utah limited liability company, a manager of BG VISTA STATION, L.C., a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



NOTARY PUBLIC
My Commission Expires: 8/28/2025
Residing at: Davis County

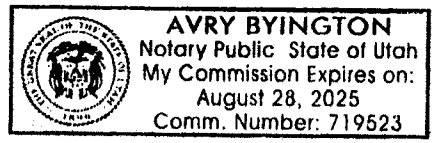


EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

LOT 107, DRAPER TOD AMENDING LOTS 3, 4 AND 5, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON MARCH 7, 2013 AS ENTRY NO. 11591484 IN BOOK 2013P AT PAGE 37

TAX ID NO.: 27-36-353-002