

**WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:**

DAAT REALTY (DESERT PEAK LOGISTICS UT) LP
17304 Preston Road, Suite 550
Dallas, Texas 75252

Tax Parcel Id Nos: 21-19-100-031, 21-19-100-032 and 21-19-100-033

CT-148238-CAF

(FOR RECORDING INFORMATION ONLY)

SPECIAL WARRANTY DEED

FOR Ten Dollars (\$10.00) and other good and valuable consideration, BOYER 6200 WEST JORDAN, L.C., a Utah limited liability company (the "Grantor"), having an address of 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, hereby conveys and warrants, against all claiming by, through or under Grantor, but not otherwise, to DAAT REALTY (DESERT PEAK LOGISTICS UT) LP, a Delaware limited partnership, having an address of 17304 Preston Road, Suite 550, Dallas, Texas 75252, the real property situated in Salt Lake County, Utah, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Land") together with all of Grantor's right, title, and interest in and to any improvements located on the Land, and all access, easement, right-of-way, water, mineral, oil, gas and other hydrocarbon substance, and other rights, interests and privileges of any nature whatsoever appurtenant or relating to the Land (the "Property"), subject to those permitted exceptions to title identified on **Exhibit B** attached hereto and incorporated herein and subject to matters which may be disclosed by an accurate survey of the Property.


(Signature page follows)

14047636 B: 11388 P: 3216 Total Pages: 6
11/30/2022 01:18 PM By: Cselman 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

Dated effective as of this 30th day of November, 2022.

BOYER 6200 WEST JORDAN, L.C., a
Utah limited liability company

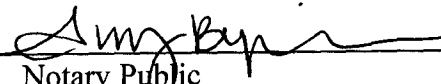
By: The Boyer Company, L.C., a
Utah limited liability company,
Its Manager

By: 
Name: NATHAN R. BOYER
Title: Manager

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

On this 20 day of November, 2022, before me, the undersigned Notary Public, personally appeared Nathan R. Boyer, who acknowledged before me that he, the Manager of The Boyer Company, L.C., a Utah limited liability company, the Manager of BOYER 6200 WEST JORDAN, L.C., a Utah limited liability company, being authorized so to do, executed the foregoing instrument on behalf of the company for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public

My commission expires:

8/28/2025

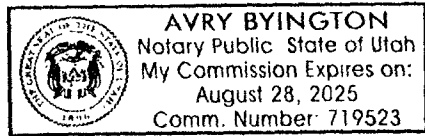


EXHIBIT A

Legal Description of the Land

PARCEL 1:

All of Lots 1, 2 and 3, WEST JORDAN INDUSTRIAL SUBDIVISION, according to the official plat thereof on file in the office of the Salt Lake County Recorder recorded September 21, 2021 as Entry No. 13778235, Book 2021P at Page 235 of official records.

PARCEL 1A:

A perpetual, non-exclusive easement for vehicular and pedestrian ingress and egress, as established by that Shared Access Easement Agreement, dated July 15, 2021 and recorded July 21, 2021 as Entry No. 13724071 in Book 11210 at Page 2366.

EXHIBIT B

Permitted Exceptions

1. Real estate taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. The herein described Land is located within the boundaries of West Jordan City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Taylorsville-Bennion Improvement District, Oquirrh Recreation And Parks District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder. None due and payable as of the date hereof.
3. Resolution #2001-07-09 Approving Annexation of a Certain Area of Land to the Salt Lake County Regional Service Area, recorded September 7, 2001 as Entry No. 7997021 in Book 8498 at Page 1210.
4. Terms and conditions as contained in that certain Easement Agreement between David P. Johnson and Kathleen Johnson & Frampton Properties, Ltd., McDonald's Corporation, a Delaware corporation, and 6200 Airport Road, L.C., a Utah limited liability company, dated February 6, 1997 and recorded February 10, 1997 as Entry No. 6569148 in Book 7595 at Page 2275.

First Amendment to Easement Agreement recorded August 27, 2021 as Entry No. 13756174 in Book 11229 at Page 348. 17.

5. Terms and conditions as contained in those certain Easements in favor of West Jordan City, recorded September 6, 2002 as Entry No. 8344023 in Book 8644 at Page 6688 and recorded September 6, 2002 as Entry No. 8344025 in Book 8644 at Page 6692 and recorded September 6, 2002 as Entry No. 8344027 in Book 8644 at Page 6696 and recorded September 6, 2002 as Entry No. 8344029 in Book 8644 at Page 6700 and recorded September 6, 2002 as Entry No. 8344031 in Book 8644 at Page 6704.
6. Terms and conditions as contained in those certain Grant of Easements in favor of the City of West Jordan, a municipal corporation and political subdivision of the State of Utah, recorded March 12, 2003 as Entry No. 8564086 in Book 8754 at Page 4579 and recorded March 12, 2003 as Entry No. 8564087 in Book 8754 at Page 4580 and recorded March 12, 2003 as Entry No. 8564088 in Book 8754 at Page 4581 and recorded March 12, 2003 as Entry No. 8564089 in Book 8754 at Page 4582 and recorded March 12, 2003 as Entry No. 8564090 in Book 8754 at Page 4583 and recorded March 12, 2003 as Entry No. 8564091 in Book 8754 at Page 4584 and recorded March 12, 2003 as Entry No. 8564092 in Book 8754 at Page 4585 and recorded March 12, 2003 as Entry No. 8564093 in Book 8754 at Page 4586 and recorded March 12, 2003 as Entry No. 8564094 in Book 8754 at Page 4587.
7. Terms, conditions and restrictions as contained in that certain Underground Right of Way Easement in favor of PacifiCorp, an Oregon corporation, its successors and assigns,

recorded June 7, 2005 as Entry No. 9397369 in Book 9141 at Page 7314.

8. Terms, conditions and restrictions as contained in that certain Underground Right of Way Easement in favor of PacifiCorp, an Oregon corporation, its successors and assigns, recorded June 27, 2005 as Entry File Number 9443025 in Book 9164 at Page 4808.
9. Terms and conditions as contained in that certain Right-of-Way and Easement Grant in favor of Questar Gas Company, a corporation of the State of Utah, recorded July 26, 2007 as Entry No. 10174832 in Book 9495 at Page 7725.
10. Terms, conditions and restrictions as contained in that certain Water Line Easement in favor of Taylorsville-Bennion Improvement District, recorded June 22, 2011 as Entry No. 11202176 in Book 9932 at Page 3003
11. Terms, conditions and restrictions as contained in that certain Sewer Line Easement in favor of Taylorsville-Bennion Improvement District, recorded June 22, 2011 as Entry No. 11202177 in Book 9932 at Page 3009.
12. Terms and conditions as contained in that certain Shared Access Easement Agreement by and between Boyer 6200 West Jordan, L.C., a Utah limited liability company and David and Jeralynn Winder, LLC, a Utah limited liability company, dated July 15, 2021 and recorded July 21, 2021 as Entry No. 13724071 in Book 11210 at Page 2366.
13. Rights of tenants, as tenants only, under unrecorded leases, without option to purchase or right of first refusal.
14. Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the Land, recorded April 23, 2021 as Entry No. 13641615, in Book 11162, at Page 7732, which contains an erroneous legal description.
15. Easements, notes and restrictions as shown on the recorded plat of West Jordan Industrial Subdivision recorded September 21, 2021 as Entry No. 13778235 in Book 2021P at Page 285.

The following affect Parcel 1A:

16. Terms and conditions as contained in that certain Reciprocal Easement Agreement between 6200 Airport Road L.C., a Utah limited liability company and McDonald's Corporation, a Delaware corporation, dated February 6, 1997 and recorded February 10, 1997 as Entry No. 6569149 in Book 7595 at Page 2291.
17. Terms and conditions as contained in that certain Restrictive Covenant in favor of McDonald's Corporation, a Delaware corporation dated September 10, 1996 and recorded February 10, 1997 as Entry No. 6569150 in Book 7595 at Page 2300.

18. Terms and conditions as contained in that certain Restrictive Covenant in favor of McDonald's Corporation, a Delaware corporation dated September 10, 1996 and recorded March 17, 1997 as Entry No. 6594942 in Book 7620 at Page 13.
19. Terms, conditions and restrictions as contained in that certain Grant of Easement in favor of The City of West Jordan, Utah, a municipal corporation and political subdivision of the State of Utah recorded April 19, 2002 as Entry No. 8209962 in Book 8589 at Page 1829.

The following affect Parcel 1:

20. Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded August 18, 2022, as Entry No. 14002493, in Book 11365, at Page 5485.