

Record and Return To:

PEG Companies, Inc.
Attn: General Counsel
145 West 200 North, Ste. 100
Provo, Utah 84601

Parcel # 16-28-313-011-0000
16-28-313-012-0000

******The purpose of this Corrective Warranty Deed is to correct that certain Warranty Deed recorded April 26, 2023 as Entry No. 14098476 in Book 11415 at Page 2796 in which a legal description was not attached.**

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED is made as of May 2, 2023 by WILLIAMS CENTRE, LLC (“Grantor”), a Utah limited liability company, in favor of PEG SLC MILLER AVENUE, LLC, (“Grantee”), a Delaware limited liability company having its principal office at 145 West 200 North, Suite 100, Provo, Utah 84601.

WITNESSETH, that Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land lying and being in Salt Lake County, Utah, to as more particularly defined in Exhibit 1 to this Corrective Warranty Deed, together with all buildings, structures, and other improvements located thereon.

SUBJECT TO all liens, leases, agreements, covenants, easements, rights of way, taxes, assessments, restrictions, consents and other matters affecting the Property, including without limitation all matters of record and all matters that an inspection of the Property or an accurate survey of the Property would disclose.

AND Grantor hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of the Grantor herein and no other, subject to the matters set forth above.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this deed as the date set forth above.

WILLIAMS CENTRE, LLC

By: *Kelsie Mortensen*
Name: Kelsie Mortensen
Title: Manager

STATE OF UTAH)
)SS:
COUNTY OF UTAH)

ACKNOWLEDGMENT

On this 2nd of May, 2023, personally appeared before me Kelsie Mortensen, the manager of WILLIAMS CENTRE, LLC, a Utah limited liability company, who duly acknowledged to me that she executed this Warranty Deed in her capacity as manager of WILLIAMS CENTRE, LLC with full authority to do so.

Stacy Emerine
Notary Public

(seal)

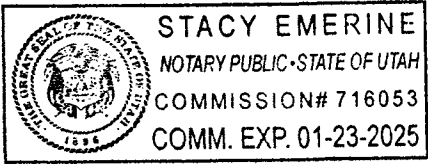


EXHIBIT 1

THE LAND REFERRED TO IN THIS DOCUMENT IS LOCATED IN SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT SOUTH 246.62 FEET AND NORTH 88°30' EAST 94.03 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°30' EAST 190.01 FEET TO THE CENTER LINE OF HIGHLAND DRIVE; THENCE SOUTH 15°18' EAST ALONG SAID CENTER LINE 52 FEET; THENCE NORTH 86°21' WEST 204.82 FEET; THENCE NORTH 32 FEET TO BEGINNING.

PARCEL 2:

BEGINNING AT A POINT SOUTH 246.62 FEET AND NORTH 88°30' EAST 94.03 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 86°21' EAST 50 FEET 9 INCHES; THENCE SOUTH 177 FEET; THENCE NORTH 87°15' WEST 50 FEET 9 INCHES, MORE OR LESS TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 177.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT SOUTH 246.62 FEET AND NORTH 88°30' EAST 94.03 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°30' EAST 190.01 FEET TO THE CENTER LINE OF HIGHLAND DRIVE; THENCE SOUTH 15°18' EAST ALONG SAID CENTER LINE 52 FEET; THENCE NORTH 86°21' WEST 204.82 FEET; THENCE NORTH 32 FEET TO BEGINNING.

PARCEL 2A:

A RIGHT OF WAY OVER APPURTENANT TO PARCEL 2 THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING IN THE CENTER OF HIGHLAND DRIVE, 246.62 FEET SOUTH AND NORTH 88°30' EAST 284.04 FEET AND SOUTH 15°18' EAST 196.2 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, THENCE NORTH 87°15' WEST 785.6 FEET; THENCE NORTH 10 FEET; THENCE NORTH 87°15' WEST 69.08 FEET;

THENCE SOUTH 48.43 FEET; THENCE SOUTH 87°15' EAST 865.18 FEET; THENCE NORTH 15°18' WEST 39.75 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING FROM PARCELS 1 AND 2 THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT SOUTH 15°18'00" EAST 246.54 FEET ALONG THE MONUMENT LINE IN HIGHLAND DRIVE AND SOUTH 88°30'00" WEST 187.81 FEET FROM A SALT LAKE COUNTY SURVEY MONUMENT NEAR THE INTERSECTION OF HIGHLAND DRIVE AND GUNN AVENUE (3080 SOUTH), SAID POINT OF BEGINNING ALSO DESCRIBED AS EAST 174.73 FEET AND SOUTH 15°18'00" EAST 249.35 FEET AND SOUTH 88°30'00" WEST 146.616 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 172.825 FEET TO THE NORTH LINE OF MILLER AVENUE; THENCE SOUTH 87°15'00" EAST 2.50 FEET ALONG SAID NORTH LINE; THENCE NORTH 0°49'38" WEST 172.963 FEET TO THE POINT OF BEGINNING.