

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

Gardner – VBP SF Property Owner, LP  
201 South Main Street, Suite 2000  
Salt Lake City, Utah 84111

Tax Parcel No. 24-042-~~8007~~0021

**SPECIAL WARRANTY DEED**

GLH Smith, LLC / Gardner – VBP SF Property Owner, LP  
(with quitclaim of “as-surveyed” legal description)

**THIS INSTRUMENT** is effective as of the 20 day of January, 2023, and executed by **GLH SMITH, LLC**, a Utah limited liability company (“**Grantor**”), whose address is 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106, in favor of **GARDNER – VBP SF PROPERTY OWNER, LP**, a Delaware limited partnership (“**Grantee**”), whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111.

**FOR THE SUM OF TEN DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property (the “**Property**”) located in Utah County, Utah, described as follows, together with all right, title and interest of Grantor, if any, in and to: all improvements located on the Property; any easements, rights-of-way, reversions, remainders, and development rights benefiting the Property; and any rights, benefits, privileges, hereditaments, and appurtenances pertaining to, the Property:

A parcel of land being a part of an entire tract described in that Warranty Deed recorded August 1, 2022 as Entry No. 86071:2022 in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 11, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows: Beginning at an existing wire fence corner, which is 330.09 feet N. 00°25'57" W. along the Section line and 4.59 feet N. 89°38'13" W. from the Southeast Corner of said Section 11; thence N. 89°38'13" W. 749.02 feet along an existing wire fence to a metal fence corner; thence along said metal and wood fence the following five (5) courses: 1) N. 03°22'57" W. 60.29 feet; 2) N. 00°27'16" E. 335.84 feet; 3) thence N. 03°27'57" E. 88.91 feet; 4) N. 07°23'28" E. 86.04 feet; 5) N. 09°09'42" E. 258.06 feet and extension thereof to an existing wire fence; thence along said wire fence the following two (2) courses: 1) N. 74°20'34" E. 462.57 feet; 2) N. 78°07'24" E. 241.30 feet and extension thereof; thence S. 00°37'05" E. 1,004.17 feet to and along an existing wire fence to the Point of Beginning.

**SUBJECT TO** (i) current taxes and assessments, (ii) rights-of-way, easements, covenants, restrictions, reservations and other matters of record, (iii) facts, rights, interests or claims that could be ascertained by an inspection of the Property, and (iv) discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

**IN ADDITION**, Grantor hereby quitclaims to Grantee the real property located in Utah County, Utah, described as follows, the legal description of which is an “as-surveyed” legal description of the Property:

Beginning at a point being North 0°25'51" West 330.29 feet along the Quarter section line and West 30.52 feet from the Southeast corner of Section 11, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running; thence North 89°38'14" West 723.10 feet to an existing fence line as called for in a Boundary Line Agreement, recorded September 21, 2022 as Entry No. 102535:2022; thence North 3°22'57" West 60.29 feet along said fence line; thence North 0°27'16" East 335.84 feet along said fence line; thence North 3°27'57" East 88.91 feet along said fence line; thence North 7°23'28" East 86.04 feet along said fence line; thence North 9°08'42" East 258.06 feet along said fence line; thence North 75°48'19" East 60.00 feet; thence North 74°47'05" East 179.90 feet; thence North 73°13'56" East 185.07 feet; thence North 76°11'08" East 72.77 feet; thence North 78°22'44" East 190.81 feet; thence South 1,000.58 feet to the point of beginning.

**GRANTOR** has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

**GRANTOR:**

**GLH SMITH, LLC,**  
a Utah limited liability company,  
by its Manager:

**THE RITCHIE GROUP, L.C.,**  
a Utah limited liability company

By   
Paul W. Ritchie, Manager

State of Utah                                 )  
                                                      ) ss.  
County of Salt Lake                         )

The foregoing instrument was acknowledged before me this 20 day of January, 2023, by Paul W. Ritchie, Manager of The Ritchie Group, L.C., Manager of GLH Smith, LLC.



  
Notary Public

My Commission Expires:

7/25/23

Residing at:

DRAPER, UT

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(with quitclaim of “as-surveyed” legal description)