

ENT 42012:2025 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 05 04:11 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

When Recorded Mail This Deed To:

Riverwoods ARM, LLC
63 East 11400 South, #166
Sandy, Utah 84070

Tax Parcel Nos.: 51-511-0001 and 51-511-0002

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

KC GARDNER RIVERWOODS 2, L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, unto Riverwoods ARM, LLC, a Utah limited liability company, as to a 44.475% undivided interest; unto Riverwoods RWG, LLC, a Utah limited liability company, as to a 44.475% undivided interest; and unto Prime Legacy Properties LLC, a Wyoming limited liability company, as to an 11.05% undivided interest, all as tenants in common, Grantee, whose current address is c/o Riverwoods ARM, LLC, 63 East 11400 South, #166, Sandy, Utah 84070, the following described real property in Utah County, State of Utah, to-wit:

[See Exhibit "A" attached hereto and by this reference made a part hereof.]

Subject to all matters which may be disclosed by an accurate survey of the Property and the Permitted Exceptions set forth on Exhibit "B" attached hereto and made a part hereof.

This Special Warranty Deed is executed as of the date set forth below, to be effective as of June 5th, 2025.

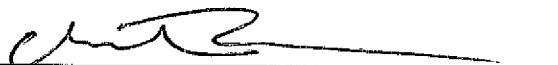
(Signature page and acknowledgement follow)

GRANTOR:

KC GARDNER RIVERWOODS 2, L.C., a Utah limited liability company, by its Manager

KC Gardner Company, L.C., a Utah limited liability company

By:

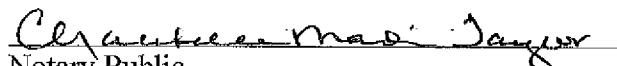


Name: *Christian Gardner*
Title: Manager

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

On this 5th day of June, 2025, before me, the undersigned, personally appeared Christian Gardner, a manager of KC Gardner Company, L.C., a Utah limited liability company, the manager of KC Gardner Riverwoods 2, L.C., a Utah limited liability company, who is personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of said company.

WITNESS my hand and official seal.



Notary Public

Commission Expires:

08-06-2028

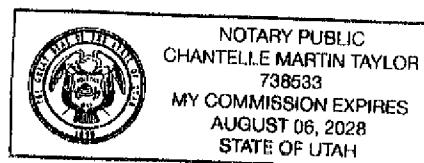


EXHIBIT "A"

To

SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as follows:

All of Lots 1 and 2, PHASE VII, RIVERWOODS RESEARCH AND BUSINESS PARK, according to the official plat thereof, filed on October 1, 2008 as Entry No. 107880:2008 in the official records of the Utah County Recorder,

TOGETHER WITH all of Grantor's interest in all rights, privileges and appurtenances belonging or in anywise appertaining thereto.

EXHIBIT "B"

To

SPECIAL WARRANTY DEED

(Permitted Exceptions)

1. Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
2. The herein described Land is located within the boundaries of South Utah Valley Animal Special Service District, Wasatch Behavioral Health Special Service District, Central Utah Water Conservancy, Provo Metropolitan Water District, Provo City, Provo City School District, and is subject to any and all charges and assessments levied thereunder.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Mineral reservations as contained in that certain Special Warranty Deed recorded July 6, 1995 as Entry No. 43261 in Book 3715 at Page 129.
Re-recorded July 10, 1995 as Entry No. 43654 in Book 3716 at Page 192.
6. Easements, notes and restrictions as shown on the recorded plat for Phase VII, Riverwoods Research and Business Park, recorded October 1, 2008 as Entry No. 107880:2008.
7. Easement in favor of Provo City for an easement and right-of-way for public utility easement and related facilities and incidental purposes, by instrument dated March 15, 1994 and recorded March 18, 1994, as Entry No. 22893, in Book 3396, at Page 278.
8. Reciprocal Grant of Easements between Kenner Associates, Inc., a Utah Corporation and Covey Corporate Campus One, L.L.C., dated July 6, 1994 and recorded July 6, 1995 as Entry No. 43262 in Book 3715 at Page 132.
Re-recorded to correct the legal description on Exhibit A, recorded July 10, 1995 as Entry No. 43655 in Book 3716 at Page 195.
Amendment to Reciprocal Grant of Easements, recorded December 10, 1997 as Entry No. 97966 in Book 4460 at Page 102.
9. Maintenance and Open Space Preservation Agreement by and among Riverfront Properties, a Utah general partnership and RiverWoods Research and Business Park Owners Association, a Utah nonprofit corporation, dated October 4, 1991 and

recorded October 24, 1991 as Entry No. 42272 in Book 2847 at Page 610.

First Amendment to Maintenance and Open Space Preservation Agreement recorded September 10, 1992 as Entry No. 47430 in Book 2998 at Page 772.

Second Amendment to Maintenance and Open Space Preservation Agreement recorded March 28, 2024 as Entry No. 20003:2024.

10. Master Declaration of Protective Covenants, Conditions and Restrictions for Riverwoods Research and Business Park recorded October 24, 1991 as Entry No. 42273 in Book 2847 at Page 618.

First Amendment to Master Declaration of Protective Covenants, Conditions and Restrictions for Riverwoods Research and Business Park recorded December 23, 1991 as Entry No. 50674 in Book 2869 at Page 154.

Second Amendment to Master Declaration of Protective Covenants, Conditions and Restrictions for Riverwoods Research and Business Park recorded September 10, 1992 as Entry No. 47431 in Book 2998 at Page 776.

Supplementary Declaration of Protective Covenants, Conditions and Restrictions for Riverwoods Research and Business Park recorded September 21, 1992 as Entry No. 49404 in Book 3004 at Page 277.

Third Amendment to Master Declaration of Protective Covenants, Conditions and Restrictions for Riverwoods Research and Business Park recorded June 2, 2000 as Entry No. 43568:2000.

Fourth Amendment to Master Declaration of Protective Covenants, Conditions and Restrictions for Riverwoods Research and Business Park recorded November 9, 2000 as Entry No. 89334:2000.

Fifth Amendment to Master Declaration of Protective Covenants, Conditions, and Restrictions for Riverwood Research and Business Park recorded March 28, 2024 as Entry No. 20027:2024.

Fifth Amendment to Master Declaration of Protective Covenants, Conditions, and Restrictions for Riverwoods Research and Business Park recorded May 9, 2024 as Entry No. 30070:2024.

11. Declaration of Covenants, Restrictions and Easements, recorded August 8, 2012 as Entry No. 66695:2012.

First Amendment to and Ratification of Declaration of Covenants, Restrictions and Easements, recorded March 1, 2013 as Entry No. 20518:2013.

Second Amendment to Declaration of Covenants, Restrictions and Easements, recorded June 9th, 2025 as Entry No. 42009:2025 in Book _____ at Page _____.

12. A lease dated June 11, 2012 by and between KC Gardner Riverwoods 2, L.C., a Utah limited liability company (Landlord) and Vivint, Inc., a Utah corporation (Tenant), as disclosed in that certain Memorandum of Lease recorded June 21, 2012 as Entry No. 51448:2012. (covers this and other land)

Leasehold Deed of Trust, Security Agreement, Assignment of Rents and Leases and Fixture Filing to secure an indebtedness in the amount shown below, and any

other obligations secured thereby; Trustor: Vivint, Inc., a Utah corporation; Trustee: Utah First Title Insurance Agency, Inc., a Utah corporation; Beneficiary: Goldman Sachs Specialty Lending Group, L.P.; Amount: \$762,000,000.00; Dated: June 11, 2012; Recorded: June 21, 2012 as Entry No. 51449:2012. (affects Leasehold Estate)

Subordination, Non-Disturbance and Attornment Agreement recorded July 2, 2024 as Entry No. 43984:2024.

13. The following matters disclosed on that certain survey prepared by Ensign Engineering and Land Surveying, Inc., dated May 1, 2025, as Project No. 13101A, by Spencer J. Lewis, a Professional Land Surveyor holding License No. 13009636:
 - a. Existing utilities, including but not limited to electrical boxes and transformers, communications vaults and boxes, gas lines, storm drain lines, catch basins and cleanouts, sanitary sewer cleanouts, water meter, located on and across the Land without recorded easements
 - b. Building located on Lot 1 encroaches upon existing easements along the Westerly boundary
 - c. Building overhang encroaches upon adjoining land and existing easements along the Westerly boundary line of Lot 1
 - d. Existing sign located on and across the Northern boundary of Lot 1