

Mail Recorded Deed and Tax Notice To:

KC Gardner Riverwoods 2, L.C.
90 South 400 West #360
Salt Lake City, Utah 84101



File No. 53144-PM

SPECIAL WARRANTY DEED

KC Gardner Riverwoods, L.C., a Utah limited liability company
GRANTOR(S) of Provo, State of Utah, hereby Conveys and Warrants against all who claim by,
through, or under the grantor to
KC Gardner Riverwoods 2, L.C., a Utah Limited Liability Company

GRANTEE(S) of Provo, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Utah County,**
State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TAX ID NUMBER 51-511-0001 and 51-511-0002 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and
those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2012 and thereafter; covenants, conditions, restrictions
and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 6th day of August, 2012.

KC Gardner Riverwoods , L.C., a Utah Limited
Liability Company

BY: KC Gardner Company, L.C., a Utah Limited
Liability Company, Manager

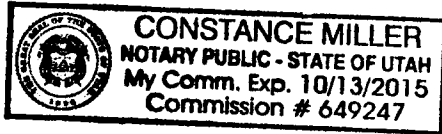
BY: Ken C. Gardner

Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 7th day of August, 2012, personally appeared before me Kim C. Gardner, Manager of KC Gardner Company, L.C., a Utah Limited Liability Company, Manager of KC Gardner Riverwoods, L.C., a Utah Limited Liability Company, the signer of the within instrument who duly acknowledged to me that he executed the same for and on behalf of KC Gardner Company, L.C., a Utah Limited Liability Company, Manager of KC Gardner Riverwoods, L.C., a Utah Limited Liability as Manager therein.



Constance Miller

Notary Public
Residing at:

My Commission Expires:

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EXHIBIT A

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.

EXCEPTING THEREFROM all minerals, coals, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described ground, as reserved and excepted by Property Reserve, Inc., a Utah Nonprofit Corporation, formerly known as Deseret Title Holding Corporation, a Utah Nonprofit Corporation, in that certain Special Warranty Deed recorded July 6, 1995 as Entry No. 43261 in Book 3715 at Page 129 of the official records of the Utah County Recorder, and re-recorded July 10, 1995 as Entry No. 43654 in Book 3716 at Page 192 of the official records of the Utah County Recorder.