

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111  
Attention: Lamont Richardson

SEND TAX NOTICES TO:

Gardner Batt, LLC  
423 West 300 South, Suite 230  
Salt Lake City, Utah 84101

CT-138078-CAF

**SPECIAL WARRANTY DEED**

TIN 00-812-001

GWC CAPITAL, LLC, a Utah limited liability company, whose address is 869 North 1500 West, Orem, Utah 84057 (the "**Grantor**"), hereby CONVEYS AND WARRANTS against all who claim by, through or under Grantor, but not otherwise, a fifty percent (50%) undivided interest in the Property (defined below) unto GB SPANISH FORK, LLC, a Utah limited liability company, whose address is 423 West 300 South, Suite 120, Salt Lake City, Utah 84101 ("**GB**"), and a fifty percent (50%) undivided interest in the Property unto BOYER SPANISH FORK INDUSTRIAL, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 ("**Boyer**"; and together with GB, collectively, "**Grantee**"), as tenants in common, which tenant in common relationship shall be subject to that certain Tenant-In-Common Agreement between each Grantee dated as of the date hereof.

The "**Property**" means that certain real property located in Utah County, Utah, which is more particularly described on Exhibit "A" attached hereto and made a part hereof together with all right, title and interest of Grantor, if any, in and to any strips and gores and land lying in the bed of any street, road, or avenue, open or proposed, in front of or adjoining the Property; all fixtures, buildings, structures, and improvements located on the Property; any water rights, and any contractual right in water appurtenant or related to the real property; any air and mineral rights; 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. Without limiting the generality of the foregoing, the Property shall include the following water rights: 51-1574, 51-2115, and 51-2116.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the rights-of-way, easements, restrictions, reservations and other matters of record as of the date hereof.

This Special Warranty Deed is executed and delivered as of May 12, 2021.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]



**EXHIBIT A**

Legal Description of Real Property

The following real property located in Utah County, Utah:

Lot 1, SUNROC INDUSTRIAL PLAT "A" SUBDIVISION, according to the official plat thereof recorded May 12, 2021 as Entry 89317:2021.

Tax Id No.: 66-812-0001