

WHEN RECORDED, MAIL TO,
AND SEND TAX NOTICES TO:
The Garage Office UT LLC
5132 North 300 West, Suite 100
Provo, Utah 84604

APNs: 34-440-0004
34-440-0005

WARRANTY DEED

THIS WARRANTY DEED is made and given by Riverwoods Complex UT LLC, a Utah limited liability company, with an address of 5132 North 300 West, Suite 100, Provo, Utah 84604 ("Grantor"), to The Garage Office UT LLC, a Utah limited liability company, with an address of 5132 North 300 West, Suite 100, Provo, Utah 84604 ("Grantee").

For valuable consideration, Grantor hereby conveys and warrants, to the extent provided below only and not otherwise, to Grantee the following described real property situated in Utah County, State of Utah:

Unit 4 and Unit 5, Plat "A", APEX OFFICE CONDOMINIUMS, including a vacation of Lot 3, Phase III-C, Riverwoods Research and Business Park Planned Unit Development, as said Units are identified in the Plat of said Development, recorded in Utah County, Utah, as Entry No. 135086:2006 and in the Amended and Restated Declaration of Condominiums of Apex Office Condominiums recorded in Utah County, Utah, as Entry No. 62808:2011 and any and all amendments thereto and restatements thereof.

Together with a right and easement of use and enjoyment in and to Unit 3, the Common Areas described, and as provided for, in said Declaration of Condominiums, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Area to and from said Units.

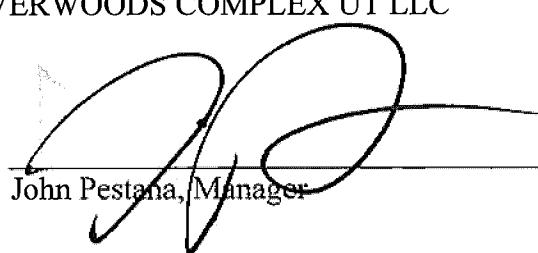
Grantor warrants only against those encumbrances and defects in title, if any, existing at the time Grantor took title to the above-described real property and that are covered by any policy of title insurance issued to Grantor. Grantor's liability under the warranties of title created by this deed shall be limited to the title insurance coverage available under such policy.

DATED the 16 day of September 2019.

RIVERWOODS COMPLEX UT LLC

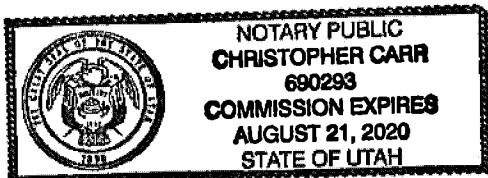
By:

John Pestana, Manager



STATE OF UTAH)
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COUNTY OF UTAH)

On September 16, 2019, before me, a notary public in and for the State of Utah, personally appeared John Pestana, the manager of Riverwoods Complex UT LLC, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of such limited liability company.



Christopher Carr
Notary Public