

When Recorded, Return To:

Kirton McConkie PC
Attn: Joel Wright
Thanksgiving Park Four
2600 West Executive Parkway, #400
Lehi, Utah 84043

Tax Parcel No. 18-015-0112

(Space above for Recorder's use only)

18-024923

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, BOYER FDA, L.C., a Utah limited liability company ("Grantor"), whose address is 101 South 300 East, Suite 200, Salt Lake City, Utah 84111, hereby conveys and warrants, against all who claim by, through, or under Grantor, to THREE TWENTY EAST GAMMON ROAD, LLC, a Utah limited liability company ("Grantee"), whose address for mailing purposes is 320 East Gammon Road, Vineyard, Utah 84059, the real property located in Utah County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT TO all matters of record and all matters and conditions disclosed by a survey or physical inspection of the Property.

[Signature to Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this ____ day of October, 2018.

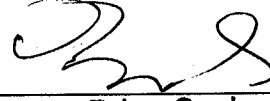
Grantor:

BOYER FDA, L.C., a Utah limited liability company, by and through its manager, THE BOYER COMPANY, L.C., a Utah limited liability company

By:

Name:

Its:



Brian Gochnour

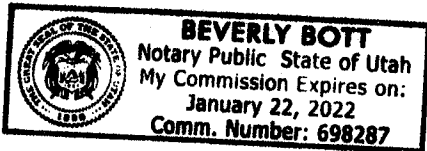
Manager

STATE OF UTAH)

) ss.

COUNTY OF SALT LAKE)

On this 15th day of October, 2018, personally appeared before me Brian Gochnour, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the Manager of THE BOYER COMPANY, L.C., a Utah limited liability company, manager of BOYER FDA, L.C., a Utah limited liability company, and acknowledged to me that said company executed the same.



Notary Public



EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

The Land referred to herein below is situated in the County of Utah, State of Utah, and is described as follows:

Commencing at a point located South $01^{\circ}16'56''$ East along the section line 18.32 feet and East 1767.95 feet from the West one-quarter corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian.; thence South $89^{\circ}53'0''$ East 586.184 feet; thence along a fence line South $27^{\circ}51'48''$ East 22.194 feet; thence along a fence line South $14^{\circ}14'17''$ East 106.62 feet; thence along a fence line South $12^{\circ}52'34''$ East 232.71 feet; thence along a fence line South $89^{\circ}03'58''$ East 103.92 feet; thence along a fence line North $88^{\circ}07'44''$ East 65.21 feet; thence along a fence line North $86^{\circ}47'26''$ East 48.58 feet; thence South $01^{\circ}04'35''$ East 27.517 feet; thence West 791.102 feet; thence North $15^{\circ}09'0''$ West 388.891 feet to the point of beginning.

Together With and Less and Excepting all portions conveyed in Boundary Line Agreement, recorded June 27, 2006 as Entry No. 80862:2006.

Also Less and Excepting all portions conveyed in Warranty Deed, recorded April 23, 2009 as Entry No. 43748:2049.

Said property also described by Survey as follows:

PARCEL #18-015-0112

A PARCEL OF LAND LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, TOWN OF VINEYARD, UTAH COUNTY AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 17, FROM WHICH THE NORTHWEST CORNER OF SECTION 17 BEARS NORTH $01^{\circ}41'38''$ WEST 2641.01 FEET; THENCE NORTH $89^{\circ}29'09''$ EAST 1782.63 FEET ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 17; THENCE SOUTH $00^{\circ}30'51''$ EAST 70.98 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041 SET ON THE SOUTHWEST CORNER OF PARCEL 7A AS DESCRIBED UNDER WARRANTY DEED ENTRY NUMBER 43748:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY, THE TRUE POINT OF BEGINNING; THENCE NORTH $76^{\circ}25'16''$ EAST 13.74 FEET ALONG THE SOUTH LINE OF SAID PARCEL 7A TO A 5/8" REBAR WITH CAP; THENCE NORTH $13^{\circ}34'44''$ WEST 27.17 FEET ALONG THE EAST LINE OF SAID PARCEL 7A TO A PLUG IN CONCRETE AT THE BEGINNING OF A 15.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $103^{\circ}03'22''$ A DISTANCE OF 26.98 FEET (CHORD = NORTH $37^{\circ}57'28''$ EAST 23.49 FEET) SAID CURVE BEING ALONG THE SOUTH

LINE OF PROPOSED ROADWAY PLANS (THE HOMESTEAD@VINEYARD PROJECT NO: AND.011.06 PREPARED BY GILSON ENGINEERING INC.; THENCE FOLLOWING SAID SOUTH LINE THE NEXT FIVE COURSES: NORTH 89° 29' 09" EAST 61.42 FEET TO THE BEGINNING OF A 1949.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 56' 51" A DISTANCE OF 168.30 FEET (CHORD = SOUTH 88° 02' 25" EAST 168.24 FEET); THENCE SOUTH 85° 34' 00" EAST 151.78 FEET TO THE BEGINNING OF A 2051.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE