

ENT 110472 : 2022 PG 1 of 47
Andrea Allen
Utah County Recorder
2022 Oct 17 04:24 PM FEE 44.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

Gardner – VBP SF Property Owner, LP

201 South Main Street, Suite 2000

Salt Lake City, Utah 84111

Attention: President

158590 - DMM

Tax Parcel Nos.: 24-043-0029, 24-043-0011, 24-042-0001, 24-043-0012, 24-053-0005,
24-053-0030, 24-048-0009, 24-053-0007, 24-042-0006, 24-048-0036 and 24-048-0007
(for reference purposes only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of October 17, 2022, is executed by AM SF 1 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 2 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 3 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; AM SF 4 LLC, a Utah limited liability company, as to a 6.052% tenant in common interest; M SF 1 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 2 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 3 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 4 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 5 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 6 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 7 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 8 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 9 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 10 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 11 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; M SF 12 LLC, a Utah limited liability company, as to a 1.863% tenant in common interest; HILDYARD SF LLC, a Utah limited liability company, as to a 0.491% tenant in common interest; SF 5 Mile LLC, a Utah limited liability company as to a 10.130% tenant in common interest; SF HDEV LLC, a Utah limited liability company as to a 2.248% tenant in common interest; SF HDEV EP LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF HDEV EH LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF HDEV NH LLC, a Utah limited liability company as to a 1.231% tenant in common interest; SF DOT I LLC, a Utah limited liability company as to a 1.857% tenant in common interest; SF DOT II LLC, a Utah limited liability company as to a 1.527% tenant in common interest; LUSO SF I LLC, a Utah limited liability company as to a 0.563% tenant in common interest; ACRE Spanish Fork I LLC, a Utah limited liability company as to a 0.563% tenant in common interest; TP 1 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; TP 2 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; TP 3 SF LLC, a Utah limited liability company, as to a 3.752% tenant in common interest; RB SF LLC, a Utah

limited liability company, as to a 2.814% tenant in common interest; SF GEFT LLC, a Utah limited liability company, as to a 2.814% tenant in common interest; SF KBAUER LLC, a Utah limited liability company, as to a 1.407% tenant in common interest; MBH SF LLC, a Utah limited liability company, as to a 0.281% tenant in common interest; TD SF LLC, a Utah limited liability company, as to a 0.169% tenant in common interest; SF FTJ82 LLC, a Utah limited liability company, as to a 0.375% tenant in common interest; B7 FTJ DEV LLC, a Utah limited liability company, as to a 1.705% tenant in common interest; SB FTJ DEV LLC, a Utah limited liability company, as to a 0.750% tenant in common interest; FTJDEVEP LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; FTJDEVEH LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; FTJDEVNH LLC, a Utah limited liability company, as to a 1.763% tenant in common interest; LUSO SF II LLC, a Utah limited liability company, as to a 2.752% tenant in common interest; ACRE SPANISH FORK II LLC, a Utah limited liability company, as to a 2.752% tenant in common interest; each having an address at 100 W. Canyon Crest Road, #204, Alpine, Utah 84004 (collectively, "Grantor"), in favor of GARDNER – VBP SF PROPERTY OWNER, LP, a Delaware limited partnership, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 ("Grantee").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Utah County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "Property").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO all matters of record and all matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the date and year first written above.

GRANTOR:

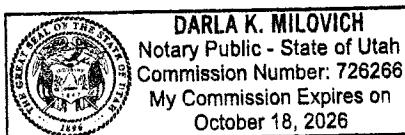
AM SF 1 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 1 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

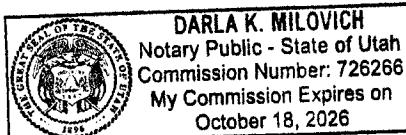
AM SF 2 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 2 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

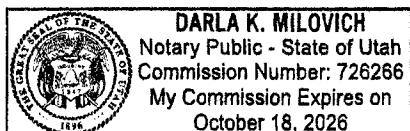
AM SF 3 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

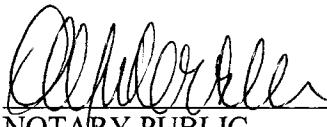
By: 
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 3 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26


NOTARY PUBLIC
Residing at: Salt Lake County, UT

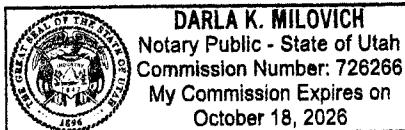
AM SF 4 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of AM SF 4 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

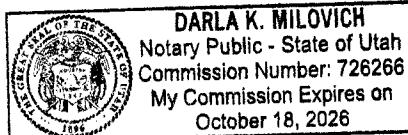
M SF 1 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: 
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 1 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26


NOTARY PUBLIC

Residing at: Salt Lake County, UT

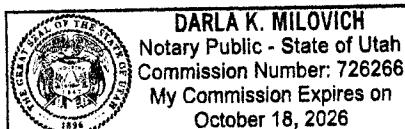
M SF 2 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 2 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

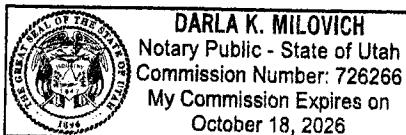
M SF 3 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 3 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

M SF 4 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 : ss.
 COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 4 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



DARLA K. MILOVICH
 Notary Public - State of Utah
 Commission Number: 726266
 My Commission Expires on
 October 18, 2026

My Commission Expires: 10/18/26

Darla K. Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

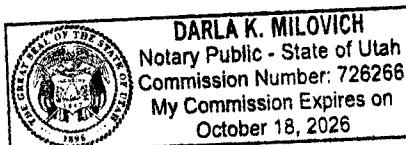
M SF 5 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 5 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
 NOTARY PUBLIC

Residing at: Salt Lake County, UT

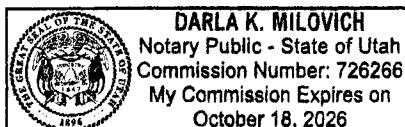
M SF 6 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 6 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

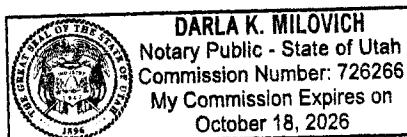
M SF 7 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 7 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

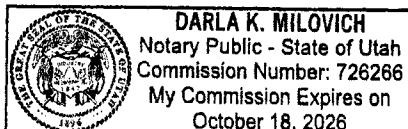
M SF 8 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 8 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

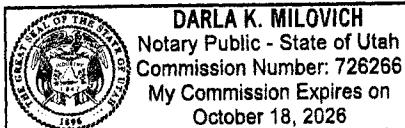
M SF 9 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 9 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Alpharetta
NOTARY PUBLIC
Residing at: Salt Lake County, UT

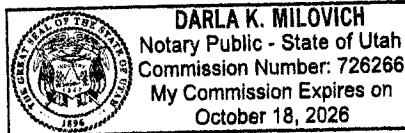
M SF 10 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 10 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Miller
NOTARY PUBLIC
Residing at: Salt Lake County, UT

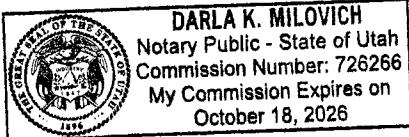
M SF 11 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: 
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 11 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26


NOTARY PUBLIC

Residing at: Salt Lake County, UT

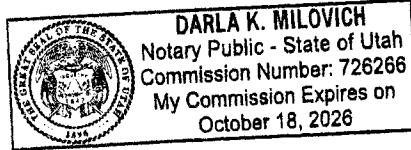
M SF 12 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of M SF 12 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Miovich
NOTARY PUBLIC

Residing at: Salt Lake County, UT

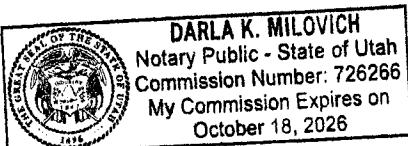
HILDYARD SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of HILDYARD SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

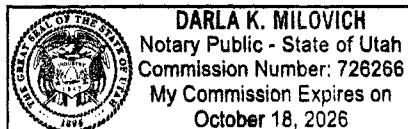
SF 5 MILE LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF 5 MILE LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

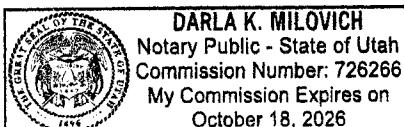
SF HDEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

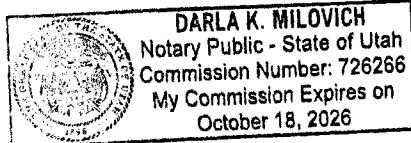
SF HDEVEP LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVEP LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

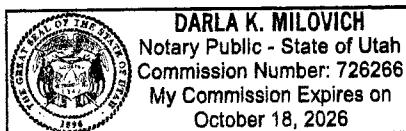
SF HDEVEH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVEH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

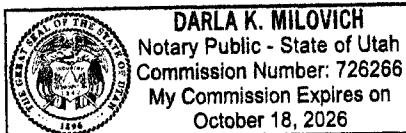
SF HDEVNH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF HDEVNH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

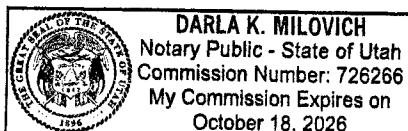
SF DOT I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF DOT I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



DARLA K. MILOVICH
 Notary Public - State of Utah
 Commission Number: 726266
 My Commission Expires on
 October 18, 2026
 My Commission Expires: 10/18/26

Darla K. Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

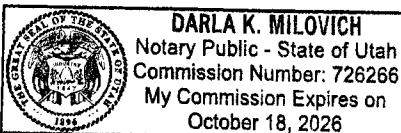
SF DOT II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF DOT II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

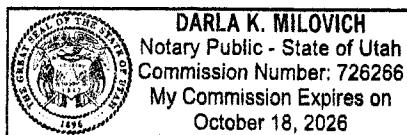
LUSO SF I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of LUSO SF I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC

Residing at: Salt Lake County, UT

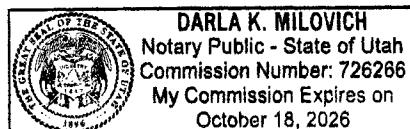
ACRE SPANISH FORK I LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of ACRE SPANISH FORK I LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires 10/18/26

Darla K. Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

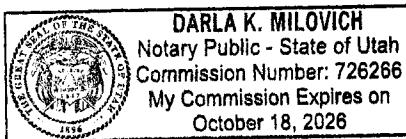
TP 1 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: DARLA
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 1 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla Mirovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

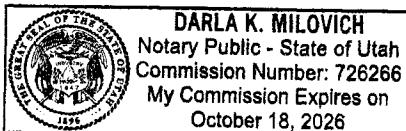
TP 2 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 2 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Mirovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

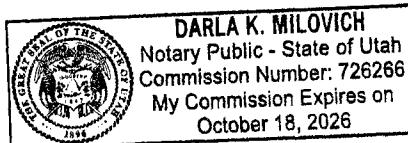
TP 3 SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TP 3 SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

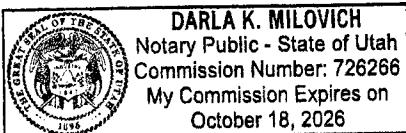
RB SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

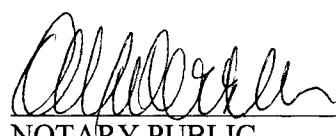
By: 
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of RB SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26


NOTARY PUBLIC
Residing at: Salt Lake County, UT

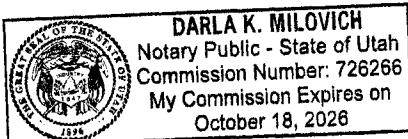
SF GEFT LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF GEFT LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

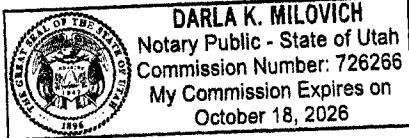
SF KBAUER LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF KBAUER LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

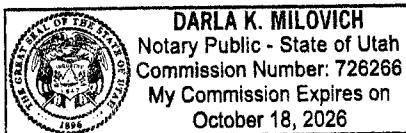
MBH SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of MBH SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

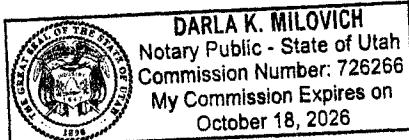
TD SF LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of TD SF LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

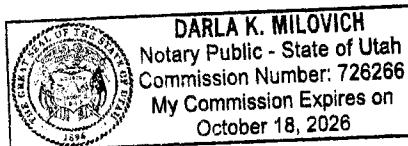
B7 FTJ DEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of B7 FTJ DEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Miovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

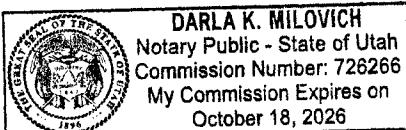
SB FTJ DEV LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SB FTJ DEV LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

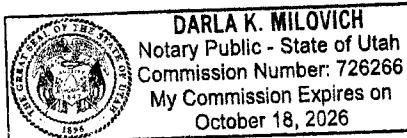
SF FTJ82 LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: 
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of SF FTJ82 LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26


NOTARY PUBLIC

Residing at: Salt Lake County, UT

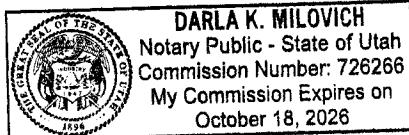
FTJDEVEP LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: 
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVEP LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26


NOTARY PUBLIC
Residing at: Salt Lake County, UT

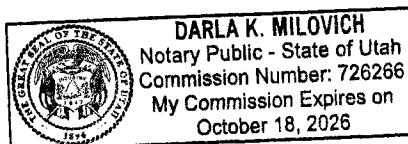
FTJDEVEH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 : ss.
 COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVEH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

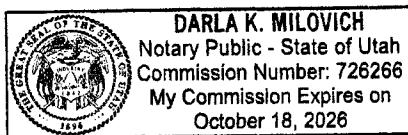
FTJDEVNH LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
 Name: Jared Huish
 Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of FTJDEVNH LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla Milovich
 NOTARY PUBLIC
 Residing at: Salt Lake County, UT

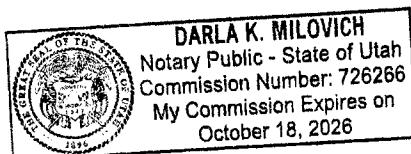
LUSO SF II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF Salt Lake)

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of LUSO SF II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

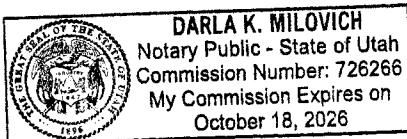
ACRE SPANISH FORK II LLC, a Utah limited liability company, by its Manager

SF Manager LLC, a Utah limited liability company

By: Jared Huish
Name: Jared Huish
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On this 17 day of October, 2022 personally appeared before me Jared Huish, the Manager of ACRE SPANISH FORK II LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: 10/18/26

Darla K. Milovich
NOTARY PUBLIC
Residing at: Salt Lake County, UT

EXHIBIT A**Legal Description of Property****PARCEL 1:**

Commencing 9.2 chains North of the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah; thence North 10.61 chains; thence North 69° East 11.80 chains; thence North 78° East 5.46 chains; thence South 1/4° West 15.83 chains; thence South 89 1/2° West 16.28 chains to the place of beginning.

TOGETHER WITH that portion acquired in that certain Boundary Line Agreement recorded June 4, 2018 as Entry No. 51913:2018 in the Utah County Recorder's office.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 800 West Street.

PARCEL 2:

Commencing 5.37 chains North of the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah; thence North 3.92 chains; thence North 89 1/2° East 16.28 chains; thence South 1/4° West 4.38 chains; thence North 88°50' West 16.26 chains to the place of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 800 West Street and 5550 South Street.

PARCEL 3:

Commencing 0.50 of a chain West of the Southeast Corner of the Southeast Quarter of Section 11, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence West 3.80 chains; thence North 0.66 ½ chains; thence West 7.50 chains; thence North 1 1/4° East 3.705 chains; thence East 11.20 chains; thence South 4.37 chains to the place of beginning.

PARCEL 4:

Commencing at the Southwest Corner of the Southwest Quarter of Section 12, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence North 4.37 chains; thence South 88 7/8° East 15.76 chains; thence South 1/4° West 4.07 chains; thence West 15.74 chains to the place of beginning.

PARCEL 5:

Commencing at the Northeast Corner of the Northeast Quarter of Section 14, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence West 4.45 chains; thence South 1/2° West 5.63 chains; thence North 89 1/2° East 4.51 chains; thence North 5.60 chains to the place of beginning.

PARCEL 6:

Commencing South 369.6 feet from the Northeast Corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°20' East 7.74 chains; thence South 322.73 feet; thence West 816.5 feet; thence North 01°45' West 16.85 feet; thence North 00°45' East 3.63 chains; thence North 00°30' East 1.07 chains; thence North 89°30' East 4.51 chains to place of beginning.

PARCEL 7:

Beginning at the Northwest Corner of the Northwest Quarter of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South 5.60 chains; thence South 89 1/3° East 15.69 chains; thence North 0°35' East 5.79 chains; thence West 15.74 chains to the place of beginning.

PARCEL 8:

Commencing 4.45 chains West from the Northeast corner of Section 14, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence West 7.35 chains; thence South 6.53 chains; thence South 88°30' East 7.29 chains; thence North 00°30' East 6.70 chains to the place of beginning.

ALSO:

Commencing 4.45 chains West and 6.70 chains South 00°30' West from the Northeast corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°45' West 3.63 chains; thence West 7.04 chains; thence North 3.78 chains; thence South 88°30' East 7.09 chains to the place of beginning.

PARCEL 9:

Commencing 4.30 chains West from the Southeast Corner of Section 11, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 66 links; thence West 7.50 chains; thence South 66 links; thence East 7.50 chains to the place of beginning.

PARCEL 10:

Commencing North 1611.91 feet and East 508.18 feet from the West Quarter Corner of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South 89°30'00" East 521.4 feet; thence South 00°35'00" West 418.75 feet; thence along a curve to the right (chord bears: South 31°02'40" West 324.56 feet, radius = 431.43 feet)

arc length = 332.74 feet; thence South 53°08'22" West 344.95 feet; thence along a curve to the right (chord bears: South 57°35'42" West 82.32 feet, radius = 529.85 feet) arc length = 82.41 feet; thence North 948.68 feet to the place of beginning.

PARCEL 11:

Commencing 5.60 chains South and South 89°20' East 7.74 chains of the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°20' East 5.71 chains; thence South 35' West 4.44 chains; thence South 89°30' East 2.224 chains; thence South 35' West 5.39 chains; thence South 89 1/2° West 7.90 chains; thence North 35' East 9.89 chains to the place of beginning.

ENT 110473 : 2022 PG 1 of 5
Andrea Allen
Utah County Recorder
2022 Oct 17 04:24 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

Gardner – VBP SF Property Owner, LP
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President

158590-DMM
Tax Parcel Nos.: 24-053-0057, 24-053-0059, 24-053-0058, 24-048-0055 and 24-048-0054 (for reference purposes only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of October 17, 2022, is executed by ACJ INVESTMENTS, LLC, a Utah limited liability company, having an address at 407 North Main Street, Springville, Utah 84663 (“**Grantor**”), in favor of GARDNER – VBP SF PROPERTY OWNER, LP, a Delaware limited partnership, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 (“**Grantee**”).

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Utah County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the “**Property**”).

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO all matters of record and all matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the date and year first written above.

GRANTOR:

ACJ INVESTMENTS, LLC, a Utah limited liability company

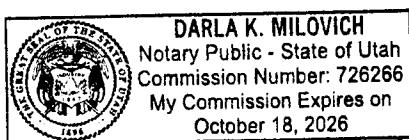
By: 

Name: David R. Simpson

Title: Manager

STATE OF UTAH)
Salt Lake : ss.
COUNTY OF UTAH (KM)

On this 17 day of October, 2022 personally appeared before me David R. Simpson, the Manager of ACJ INVESTMENTS, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: (0/18/26)



NOTARY PUBLIC
Residing at: Salt Lake County, UT

EXHIBIT A

Legal Description of Property

PARCEL 1:

Commencing East 18.82 feet and South 2067.06 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°45'04" East 42.70 feet; thence North 00°05'25" West 315.61 feet; thence West 333.65 feet; thence North 43°19'38" East 33.60 feet; thence North 01°45'00" West 985.69 feet; thence North 89°10'04" East 402.04 feet; thence South 1003.14 feet; thence South 00°29'41" East 371.25 feet; thence North 89°30'00" West 64.57 feet to the point of beginning.

PARCEL 2:

Commencing North 4.71 chains and West 115.5 feet from the Southeast corner of the Northeast Quarter of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°30' East 330 feet; thence East 131.5 feet; thence North 4.78 chains; thence West 333.65 feet; thence South 1° West 9.78 chains; thence East 210.54 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing East 108.18 feet and South 2352.13 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 89°32'45" West 223.69 feet; thence North 00°30'00" East 288.00 feet; thence South 89°30'00" East 256.00 feet; thence South 01°07'56" East 45.68 feet; thence South 49°59'42" West 50.27 feet; thence South 00°46'25" East 206.01 feet to the point of beginning.

PARCEL 3:

Commencing North 598.71 feet and East 19.01 feet from the Quarter Section-Corner between Sections 13 and 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°30' West 132 feet; thence North 0°30' East 42 feet; thence South 89°30' East 132 feet; thence South 0°30' West 42 feet to the point of beginning.

PARCEL 4:

Commencing South 2067.96 feet and East 80.18 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian and running thence North 1374.71 feet; thence East 431.42 feet; thence South 00°35'00" West 335.51 feet; thence South 987.64 feet; thence along a curve to right (Chord bears: South 72°07'34" West 141.1 feet, Radius = 529.86 feet); thence South 79°46'41" West 39.61 feet; thence South 89°43'14" West 254.73 feet to the point of beginning.

ALSO:

Commencing South 2330.71 feet and East 107.43 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian and running thence North 01°04'06" East 53.48 feet; along a curve to right (Chord bears: North 40°00'35" East 174.19 feet, Radius = 136.15 feet); thence North 79°46'41" East 166 feet; along a curve to left (Chord bears: North 75°16'20" East 92.01 feet, Radius = 585.63 feet); thence South 53°40'00" West 405.21 feet; thence North 89°30'00" West 38.91 feet to the point of beginning.

PARCEL 5:

Commencing South 2066.71 feet and East 335.01 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 79°46'41" West 125.15 feet; thence along a curve to the left (chord bears: South 60°01'46" West 129.7 feet, radius = 191.93 feet) arc length = 132.31 feet; thence North 85.85 feet; thence North 89°43'14" East 235.52 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing East 108.18 feet and South 2352.13 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 89°32'45" West 223.69 feet; thence North 00°30'00" East 288.00 feet; thence South 89°30'00" East 256.00 feet; thence South 01°07'56" East 45.68 feet; thence South 49°59'42" West 50.27 feet; thence South 00°46'25" East 206.01 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the Utah County Road.

ENT 3842 : 2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 Jan 20 04:10 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

Gardner – VBP SF Property Owner, LP
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111

Tax Parcel No. 24-042-8807-0021

SPECIAL WARRANTY DEED

GLH Smith, LLC / Gardner – VBP SF Property Owner, LP
(with quitclaim of "as-surveyed" legal description)

THIS INSTRUMENT is effective as of the 20 day of January, 2023, and executed by **GLH SMITH, LLC**, a Utah limited liability company ("Grantor"), whose address is 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106, in favor of **GARDNER – VBP SF PROPERTY OWNER, LP**, a Delaware limited partnership ("Grantee"), whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property (the "**Property**") located in Utah County, Utah, described as follows, together with all right, title and interest of Grantor, if any, in and to: all improvements located on the Property; 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:

A parcel of land being a part of an entire tract described in that Warranty Deed recorded August 1, 2022 as Entry No. 86071:2022 in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 11, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows: Beginning at an existing wire fence corner, which is 330.09 feet N. 00°25'57" W. along the Section line and 4.59 feet N. 89°38'13" W. from the Southeast Corner of said Section 11; thence N. 89°38'13" W. 749.02 feet along an existing wire fence to a metal fence corner; thence along said metal and wood fence the following five (5) courses: 1) N. 03°22'57" W. 60.29 feet; 2) N. 00°27'16" E. 335.84 feet; 3) thence N. 03°27'57" E. 88.91 feet; 4) N. 07°23'28" E. 86.04 feet; 5) N. 09°09'42" E. 258.06 feet and extension thereof to an existing wire fence; thence along said wire fence the following two (2) courses: 1) N. 74°20'34" E. 462.57 feet; 2) N. 78°07'24" E. 241.30 feet and extension thereof; thence S. 00°37'05" E. 1,004.17 feet to and along an existing wire fence to the Point of Beginning.

SUBJECT TO (i) current taxes and assessments, (ii) rights-of-way, easements, covenants, restrictions, reservations and other matters of record, (iii) facts, rights, interests or claims that could be ascertained by an inspection of the Property, and (iv) discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

IN ADDITION, Grantor hereby quitclaims to Grantee the real property located in Utah County, Utah, described as follows, the legal description of which is an "as-surveyed" legal description of the Property:

Beginning at a point being North 0°25'51" West 330.29 feet along the Quarter section line and West 30.52 feet from the Southeast corner of Section 11, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running; thence North 89°38'14" West 723.10 feet to an existing fence line as called for in a Boundary Line Agreement, recorded September 21, 2022 as Entry No. 102535:2022; thence North 3°22'57" West 60.29 feet along said fence line; thence North 0°27'16" East 335.84 feet along said fence line; thence North 3°27'57" East 88.91 feet along said fence line; thence North 7°23'28" East 86.04 feet along said fence line; thence North 9°08'42" East 258.06 feet along said fence line; thence North 75°48'19" East 60.00 feet; thence North 74°47'05" East 179.90 feet; thence North 73°13'56" East 185.07 feet; thence North 76°11'08" East 72.77 feet; thence North 78°22'44" East 190.81 feet; thence South 1,000.58 feet to the point of beginning.

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

GRANTOR:

GLH SMITH, LLC,
a Utah limited liability company,
by its Manager:

THE RITCHIE GROUP, L.C.,
a Utah limited liability company

By 
Paul W. Ritchie, Manager

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 20 day of January, 2023, by Paul W. Ritchie, Manager of The Ritchie Group, L.C., Manager of GLH Smith, LLC.





Notary Public

My Commission Expires:

Residing at:

7/25/23

DRAPER, UT

Special Warranty Deed
GLH Smith, LLC / Gardner – VBP SF Property Owner, LP
(with quitclaim of "as-surveyed" legal description)