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8/28/2020 11:36:00 AM \$40.00  
Book - 11007 Pg - 9332-9334  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
PARR BROWN GEE & LOVELESS  
BY: eCASH, DEPUTY - EF 3 P.

## SPECIAL WARRANTY DEED

**WHEN RECORDED, MAIL THIS DEED TO:**

David E. Gee  
Parr Brown Gee & Loveless  
101 S. 200 E, Suite 700  
Salt Lake City, Utah 84111

**MAIL TAX NOTICE TO:**

Boyer 102 Parking, L.C.  
c/o Paul Kelley  
The Boyer Company, L.C.  
101 S. 200 E, Suite 700  
Salt Lake City, Utah 84111

Tax Parcel Identification Number: 16-06-112-001 (fee parcel) 16-06-107-042 (easement parcel)

(Above Space for Recorder's Use Only)

BOYER 102, L.C., a Utah limited liability company ("Grantor"), does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, unto BOYER 102 PARKING, L.C., a Utah limited liability company ("Grantee"), whose, the following described premises in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Property")

Together with Grantor's interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to: (a) all improvements located thereon; and (b) all streets, alleys, easements and rights-of-way in, on, across or in front of the Property.

SUBJECT, HOWEVER, to all matters of record and any matters which may be disclosed by an accurate survey of the Property.

*[Signature on following page]*



**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

(Legal Description of Property)

The Commercial Parking Unit, contained within the BLOCK 71 CONDOMINIUMS, as identified in the Condominium Plat recorded in Salt Lake County, Utah, on August 9, 2019 as Entry No. 13048893 in Book 2019P of Plats, at Page 221 (as said Condominium Plat shall have heretofore been amended or supplemented) and in the Declaration of Condominium for Block 71 Condominiums, recorded in Salt Lake County, Utah on August 9, 2019, as Entry No. 13048894, in Book 10814 at Page 6330 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in said Project's Common Elements that is appurtenant to said Unit as more particularly described in said Declaration.

TOGETHER WITH:

The non-exclusive easements for vehicular and pedestrian access, ingress and egress, and for utilities, appurtenant to Parcel 1 and Parcel 2 described herein, as provided for in that certain Reciprocal Easements Agreement recorded in the official records of the Salt Lake County Recorder on June 4, 2014, as Entry No. 11860095, in Book 10235, at Page 7647, as amended by that certain Amendment to Reciprocal Easements Agreement dated December 6, 2017, and recorded in the official records of the Salt Lake County Recorder on December 12, 2017, as Entry No. 12677786, in Book 10628, at Page 8361, and corrected by that certain Correction to Amendment to Reciprocal Easements Agreement dated November 14, 2019, and recorded in the official records of the Salt Lake County Recorder on July 10, 2020 as Entry No. 13324604 in Book 10976 at Page 6376.

Tax Id No.: 16-06-107-042 and 16-06-112-001