

01104772 B: 2493 P: 1330

Page 1 of 4

Rhonda Francis Summit County Recorder

01/16/2019 01:17:52 PM Fee \$19.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

WHEN RECORDED, RETURN TO:

Wohali Partners LLC
2120 S. Highland Drive #209
Salt Lake City, Utah 84106
Attn: David P. Boyden

108189-MKF

Parcel Nos. NS-441; NS-449

SPECIAL WARRANTY DEED

STEPHEN G. BOYDEN, as Trustee of the Stephen George Boyden Revocable *Inter Vivos* Trust dated June 29, 1993, and **PATRICIA S. BOYDEN**, as Trustee for the Patricia Shumway Boyden Revocable *Inter Vivos* Trust dated June 29, 1993, each as to an undivided one-half (1/2) interest in the real property described below (collectively, the "**Grantor**"), hereby CONVEYS and WARRANTS against all who claim by, through, or under the Grantor, to **WOHALI PARTNERS LLC**, a Utah limited liability company (the "**Grantee**"), whose mailing address is 2120 South Highland Drive #209, Salt Lake City, Utah 84106, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Summit County, Utah:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all buildings, fixtures, improvements and personal property thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging to said real property, or any part thereof; and

SUBJECT TO all covenants, conditions, easements, rights-of-way, reservations and restrictions now of record.

IN WITNESS WHEREOF, the Grantor has caused his name to be hereunto affixed this
16 day of January, 2019.

STEPHEN G. BOYDEN,
as Trustee of the Stephen George
Boyden Revocable *Inter Vivos* Trust
dated June 29, 1993

Stephen G. Boyden
Stephen G. Boyden

STATE OF UTAH)
COUNTY OF Salt Lake :SS

On this 16 day of January, 2019, before me, a notary public,
personally appeared **Stephen G. Boyden**, as Trustee of the Stephen George Boyden Revocable
Inter Vivos Trust dated June 29, 1993, and proved on the basis of satisfactory evidence to be the
person whose name is subscribed to in this document and acknowledged she executed the same.

[Signature]
NOTARY PUBLIC

PATRICIA S. BOYDEN,
as Trustee for the Patricia Shumway
Boyden Revocable *Inter Vivos* Trust
dated June 29, 1993

Patricia S. Boyden
Patricia S. Boyden



STATE OF UTAH)
COUNTY OF Salt Lake :SS

On this 16 day of January, 2019, before me, a notary public,
personally appeared **Patricia S. Boyden**, as Trustee for the Patricia Shumway Boyden Revocable
Inter Vivos Trust dated June 29, 1993, and proved on the basis of satisfactory evidence to be the
person whose name is subscribed to in this document and acknowledged she executed the same.

[Signature]
NOTARY PUBLIC



EXHIBIT "A"

PARCEL 1:

Being situate in the Northwest quarter of Section 17, Township 2 North, Range 5 East, Salt Lake Meridian, in Summit County, Utah, particularly described as follows, to-wit:

Beginning at a point which is 817.8 feet North 88°10' West from the North quarter corner of Section 17, Township 2 North, Range 5 East, Salt Lake Meridian; thence South 06°56' East 240 feet; thence South 18°50' East 502 feet; thence South 28°16' East 190.6 feet; thence South 01°12' West 183.2 feet; thence North 88°31' West 1900.82 feet; thence South 00°49' East 994.65 feet; thence South 88°31' East 1443.7 feet; thence South 15°45' East 627 feet to the South line of said Northwest quarter of said Section 17; thence North 88°52' West 1380 feet; thence North 00°49' West 2639.55 feet to the Northwest corner of said Northwest quarter of said Section 17; thence South 88°10' East 1822.2 feet to the beginning.

PARCEL 2:

Beginning at the Northeast corner of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running West 138 feet; thence South 09°10' West 168 feet; thence South 04°00' West 128 feet; thence South 17°45' West 788 feet; thence South 14°30' West 168 feet; thence South 20°30' West 1632 feet; thence South 24°00' West 700 feet to the forty line; thence South on the forty line 585 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of the above-named Section 18; thence East 1320 feet; thence North 3960 feet to the point of beginning.

Parcels 1 and 2 also being described by survey as follows:

PARCEL NS-441:

A tract of land being part of the Northwest quarter of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a basis of bearing taken as North 88°36'14" West between the Northeast and Northwest corners of said Section 17 described as follows:

Beginning at the Northwest corner of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence South 88°36'14" East 1,803.94 feet along the section line, more or less, to the USA property; thence South 06°59'54" East 237.06 feet; thence South 18°53'54" East 502.00 feet; thence South 28°10'54" East 190.60 feet; thence South 01°08'06" West 182.65 feet to Parcel NS-440; the next (3) courses are along the existing fence line common to Parcel NS-440; thence North 88°40'16" West 1,902.33 feet; thence South 00°58'29" East 992.30 feet; thence South 88°37'54" East 1,039.76 feet to a 3 way fence corner; thence South 15°31'34" East 636.72 feet along an existing line of fence common to Parcel NS-437; thence North 89°06'43" West 1,363.89 feet along the projection of an existing line of fence to the West quarter corner of said Section 17, said quarter corner being marked with an original stone; thence North 00°55'18" West 2,670.12 feet along the section line to the point of beginning.

PARCEL NS-449:

A tract of land being part of the Northeast quarter of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and having a basis of bearing taken as North 88°36'14"

West between the Northeast and Northwest corners of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian described as follows:

Beginning at the Northeast corner of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence South $89^{\circ}10'22''$ West 138.00 feet along the section line; thence South $08^{\circ}20'22''$ West 168.00 feet; thence South $03^{\circ}10'22''$ West 128.00 feet; thence South $16^{\circ}55'22''$ West 788.00 feet; thence South $13^{\circ}28'41''$ West 71.32 feet; the next (5) courses are along the adjacent Wohali Partners Boundary as delineated by an existing Record of Survey; thence South $12^{\circ}43'34''$ West 123.14 feet; thence South $19^{\circ}38'10''$ West 1,632.00 feet; thence South $23^{\circ}08'10''$ West 700.00 feet; thence South $00^{\circ}42'42''$ East 589.00 feet; thence North $89^{\circ}59'43''$ East 1,313.27 feet, more or less, to the section line; thence North $00^{\circ}29'49''$ West 1,339.27 feet along said line to the East quarter corner of Section 18, said quarter corner being marked with an original stone; thence North $00^{\circ}55'18''$ West 2,670.12 feet along the section line to the point of beginning.