

Mail Tax notice to:
Grantee
101 South 200 East, Suite 200
Salt Lake City, UT 84111
MNT File No.: 82711
Tax ID No.: 21-19-100-027

13598326
3/15/2021 3:18:00 PM \$40.00
Book - 11137 Pg - 436-439
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 4 P.

SPECIAL WARRANTY DEED

Michael Muse Hendricks and Christine Frampton Hendricks, Trustees of the Michael Muse Hendricks and Christine Frampton Hendricks Family Trust, Walton Airport, LLC, a Utah limited liability company, Kathleen Johnson, Paul Schocker and Christine Schocker and W.J. Airport II LLC, a Utah limited liability company, all as their interest may appear

GRANTOR of Provo, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

Boyer 6200 West Jordan, L.C., a Utah limited liability company

GRANTEE of 101 South 200 East, Suite 200, Salt Lake City, UT 84111 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Beginning at a point on the South line of 6200 South Street, said point being South 89°55'30" East along the Section line 396.15 feet and South 0°04'30" West 40.00 feet from the Northwest corner of Section 19, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°55'30" East along said South line 597.55 feet; thence South 200.00 feet; thence South 89°55'30" East 265.00 feet; thence South 80.00 feet; thence South 89°55'30" East 255.00 feet; thence South 773.93 feet; thence North 89°56'35" West 1380.54 feet to the beginning of a non-tangential curve to the right through an angle of 10°40'08" having a radius of 5679.65 feet and whose long chord bears North 07°18'35" East 1056.07 feet to a point of intersection with a non-tangential line; thence South 89°55'30" East 27.45 feet; thence North 85°53'14" East 91.87 feet; thence South 89°55'30" East a distance of 10.05 feet to the point of beginning.

Less and excepting the following:

Beginning at a point on the East line of Airport Road, said point being South 89°55'30" East along the Section line 1513.65 feet and South 0°04'30" West 615.49 feet from the Northwest corner of Section 19, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 478.49 feet; thence North 89°56'35" West 1380.54 feet to the East line of the Denver and Rio Grande Railroad and to the beginning on a non-tangential curve to the right through an angle of 4°50'32" having a radius of 5679.65 feet and whose long chord bears North 4°23'47" East 479.87 feet to a point of intersection with a non-tangential line; thence South 89°56'35" East 1343.75 feet to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 11th day of March, 2021

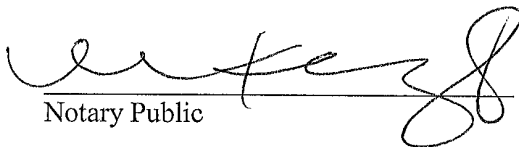
Michael Muse Hendricks and Christine Frampton Hendricks Family Trust dated July 1, 1994


By: Michael Muse Hendricks, Successor Trustee

State of Utah

County of Salt Lake)ss:


On March 11, 2021, personally appeared before me Michael Muse Hendricks, who upon being duly sworn (or affirmed) upon oath that he did sign the foregoing instrument with authority as granted in the capacity as Successor Trustee of Michael Muse Hendricks and Christine Frampton Hendricks Family Trust dated July 1, 1994, and that the said Michael Muse Hendricks, duly acknowledged to me that he executed the same.


Notary Public



WITNESS, the hand(s) of said Grantor, this 11th day of March, 2021

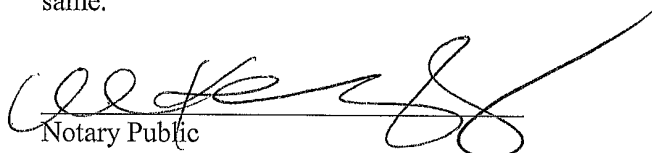
Walton Airport, LLC a Utah limited liability company


By: Mary Lee Walton, Manager

State of Utah

County of Salt Lake)ss:

On this date, March 11, 2021, personally appeared before me Mary Lee Walton, who being by me duly sworn did say that she is the Manager of Walton Airport, LLC a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Mary Lee Walton acknowledged to me that said limited liability company executed same.


Notary Public



WITNESS, the hand(s) of said Grantor, this 11th day of March, 2021

Paul Schocker

Paul Schocker

Christine Schocker

Christine Schocker

State of Utah

County of Salt Lake)ss:

On this date, March 11, 2021, personally appeared before me Paul Schocker and Christine Schocker, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Marie Klaszky
Notary Public

WITNESS, the hand(s) of said Grantor, this 9th day of March, 2021

W.J. Airport II, LLC a Utah limited liability company

Susan Frampton
By: Susan Frampton, Member



State of Utah

County of Salt Lake)ss:

On this date, March 9, 2021, personally appeared before me Susan Frampton, who being by me duly sworn did say that she is the member of W.J. Airport II, LLC a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Susan Frampton acknowledged to me that said limited liability company executed same.

Marie Klaszky
Notary Public



WITNESS, the hand(s) of said Grantor, this 11th day of March, 2021

Kathleen Johnson
Kathleen Johnson

State of Utah

County of Salt Lake)ss:

On this date, March 11, 2021, personally appeared before me, Kathleen Johnson, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.

Marie Klaszky
Notary Public

