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8/3/2021 11:22:00 AM \$40.00
Book - 11216 Pg - 4172-4174
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO
AND SEND TAX NOTICES TO:

Brighton Pointe Partners LLC
PO Box 683712
Park City, Utah 84098

Assessor Parcel Number: 22-35-226-033 and 22-35-226-032

142410-CAE

SPECIAL WARRANTY DEED

For the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, BOYER 7800 SOUTH ASSOCIATES, LTD., a Utah limited partnership ("Grantor") hereby conveys and warrants against all claiming by, through or under it, to BRIGHTON POINTE PARTNERS LLC, a Utah limited liability company, with a mailing address of PO Box 683712, Park City, Utah 84098 ("Grantee"), the following described parcels of real property located in Salt Lake County, State of Utah:

See Exhibit A

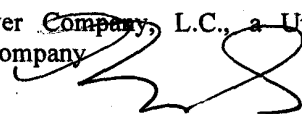
SUBJECT ONLY TO those matters of record as of the date hereof and matters which may be disclosed by an accurate survey of the real property.

DATED this 29 day of July, 2021.

GRANTOR:

BOYER 7800 SOUTH ASSOCIATES, LTD.,
a Utah limited partnership, by its general partner

The Boyer Company, L.C., a Utah limited
liability company

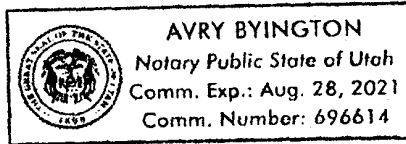
By: 
Name: Brian Goetzman
Title: Manager

STATE OF UTAH)

COUNTY OF Salt Lake :SS)

The foregoing instrument was acknowledged before me this 29 day of July 2021, by Brian Cochran as the Manager of The Boyer Company, L.C., a Utah limited liability company, the general partner of Boyer 7800 South Associates, Ltd., a Utah limited partnership, on behalf of the limited partnership.

Avry Byington
Notary Public



**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

Beginning at a point being South 00°08'25" West along the section line 621.00 feet and South 89°55'20" West 391.50 feet from the Northeast corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 00°08'25" East 219.00 feet; thence South 89°51'35" East 22.50 feet; thence North 00°08'25" East 213.00 feet; thence North 89°51'35" West 195.00 feet; thence North 00°08'25" East 155.39 feet to the South line of 7800 South Street; thence South 89°56'20" West along said South line 314.33 feet to the Northeasterly boundary of Southampton No. 2, a Subdivision in the Northeast quarter of said Section 35; thence South 38°52'44" East along said Northeasterly boundary 754.67 feet; thence North 89°56'20" East 11.70 feet to the point of beginning.

LESS AND EXCEPTING the following:

Beginning at a point South 00°08'25" West along the section line 621.00 feet and South 89°56'20" West 403.20 feet and North 38°52'44" West 507.15 feet from the Northeast corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 38°52'44" West 247.53 feet to the South line of 7800 South Street; thence North 89°56'20" East along said South line 314.33 feet; thence South 00°08'25" West 114.38 feet; thence South 89°56'20" West 61.22 feet; thence South 51°07'16" West 125.20 feet to the point of beginning.

PARCEL 2:

Beginning at a point South 00°08'25" West along the section line 621.00 feet and South 89°56'20" West 403.20 feet and North 38°52'44" West 507.15 feet from the Northeast corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 38°52'44" West 247.53 feet to the South line of 7800 South Street; thence North 89°56'20" East along said South line 314.33 feet; thence South 00°08'25" West 114.38 feet; thence South 89°56'20" West 61.22 feet; thence South 51°07'16" West 125.20 feet to the point of beginning.

Parcel Identification Numbers: 22-35-226-033 and 22-35-226-032