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9/20/2021 12:23:00 PM \$40.00  
Book - 11241 Pg - 3758-3760  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

**When Recorded Mail This Deed To:**

Parr Brown Gee & Loveless  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111  
Attn: Thomas Goodwin

Tax Parcel Nos.: 16-29-429-012, 16-28-302-001 and 16-28-302-002

127469-DTF

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(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

COMCAST OF UTAH II, INC., a Pennsylvania corporation (f/k/a Comcast of Utah II, LLC, f/k/a Comcast of Utah II, Inc., successor by merger to TCI Cablevision of Utah, Inc.), Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto BOYER MILLCREEK COMMON 1, L.C., a Utah limited liability company, Grantee, whose current address is c/o The Boyer Company, 101 South 200 East, Suite 200, Salt Lake City, UT 84111 Attn.: President, the following described real property in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Such conveyance is made subject to all matters of record and all matters which would be disclosed by an accurate survey of the real property.

[SIGNATURE/ACKNOWLEDGMENT ON FOLLOWING PAGE]



Exhibit "A"

Legal Description

PARCEL 1:

Beginning at a point South 448.510 feet and West 30.100 feet from the West quarter corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence South 87°15'00" East 100.120 feet to the West line of the Calder Annexation Plat on file in the Salt Lake County Recorder's office under File No. 87-7-80; thence South 248.110 feet along the West line of said plat; thence North 87°00'00" West 17.030 feet along the North line of said plat; thence North 17.940 feet along the West line of said plat; thence North 87°30'00" West 58.540 feet along the North line of said plat; thence North 71°00'00" West 133.740 feet along the North line of said plat; thence South 135.51 feet; thence West 77.24 feet; thence North 332.173 feet; thence South 87°15'00" East 179.387 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion lying within the boundary of Miller Avenue, as dedicated by Plat on file in the Salt Lake County Recorder's office in Book 80-2 of Plats at Page 46.

PARCEL 2:

Commencing 787.18 feet South and North 86°24' West 7 feet from the West quarter corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence South 86°24' East 60 feet; thence North 107.84 feet; thence North 87°30' West 58.31 feet; thence North 71° West 3 feet; thence South to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Salt Lake City Corporation by Warranty Deed recorded April 2, 1993 as Entry No. 5468895 in Book 6632 at Page 1674, official records described as follows:

Beginning at a point South 787.17 feet and North 86°24' West 7.00 feet from the West quarter corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence South 86°24' East 60.00 feet; thence North 28.11 feet; thence North 86°24' West 60.32 feet; thence South 00°38'39" East 28.13 feet to the point of beginning.