

14170292 B: 11454 P: 1638 Total Pages: 3
11/01/2023 02:01 PM By: VAnguyn Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Boyer One Airport BTS, L.C., a Utah limited liability company
101 South 200 East, Ste 200
Salt Lake City, UT 84111



File No.: 172420-CAF

SPECIAL WARRANTY DEED

Boyer One Airport BTS, L.C., a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Boyer One Airport BTS, L.C., a Utah limited liability company,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-28-426-001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

This Special Warranty Deed is given to effectuate the lot line adjustment approved by Salt Lake City pursuant to that certain Notice of Subdivision Approval for Lot Line Adjustment recorded February 6, 2014 as Entry No. 11800941 in Book 10209, at Page 8510 in the office of the Salt Lake County Recorder, and to create a new tax parcel as to the property described herein.

[Signature on following page]

Dated this OCTOBER 19, 2023.

Boyer One Airport BTS, L.C., a Utah limited liability company

BY: ~~The Boyer Company, L.C., a Utah limited liability company, its Manager~~

BY: [Signature]
Brian Gochnour
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this October 19, 2023, before me, personally appeared Brian Gochnour, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Boyer One Airport BTS, L.C., a Utah limited liability company.

[Signature]
Notary Public

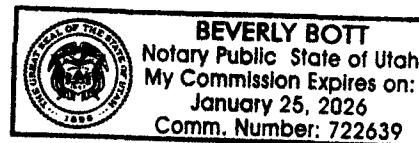


EXHIBIT A
Legal Description

A portion of Lot 1, ONE AIRPORT CENTER PHASE 1, according to the official plat thereof, filed on August 8, 2000 as Entry No. 7694149 in Book "2000P" of Plats at Page 206 of the official records of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point North 89°57'22" West 556.29 feet along the North lot line from the Northeast corner of Lot 2, ONE AIRPORT CENTER PHASE 1 SUBDIVISION, thence South 0°02'38" West 76.85 feet; thence North 89°57'03" West 56.00 feet; thence South 0°02'38" West 679.41 feet; thence North 89°51'50" West 420.01 feet; thence North 0°02'38" East 725.58 feet to a point on a 30.0 foot radius curve to the right (chord bearing North 45°02'38" East chord length 42.43 feet); thence 47.12 feet along the arc of said curve; thence South 89°57'22" East 446.00 feet to the point of beginning.