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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

(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.

**AFTER RECORDING,
PLEASE RETURN TO:**

Boyer Millcreek Common 1, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: President

143145 - mcf

Tax Parcel Nos.: 16-29-429-005 and 16-29-429-006 (for reference purposes only)

13919240 B: 11321 P: 2637 Total Pages: 3
03/25/2022 01:52 PM By: asteffensen Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of March 24, 2022, is executed by MILLCREEK, a Utah municipal corporation, whose address is 3330 South 1300 East, Millcreek, Utah 84106 ("**Grantor**"), in favor of BOYER MILLCREEK COMMON 1, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 ("**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Salt Lake County, Utah and more particularly described on **Exhibit "A"** attached hereto and made a part hereof, together with all improvements located thereon (the "**Property**").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO all matters of record and all matters which would be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the date and year first written above.

GRANTOR:

MILLCREEK, a Utah municipal corporation

By: 
Name: Jeff Silvestrini
Title: Mayor

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 24 day of March, 2022 personally appeared before me Jeff Silvestrini, the Mayor of Millcreek, a Utah municipal corporation, who executed the foregoing instrument on behalf of said municipal corporation, and acknowledged the same.


NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:

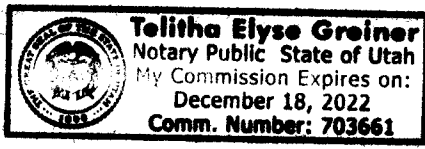


EXHIBIT "A"
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1:

Beginning 782.97 feet South and 66.87 feet West from the Northwest corner of the Southwest quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian; thence North $86^{\circ}24'$ West 65.3 feet; thence North 142.3 feet; thence South $71^{\circ}00'$ East 68.93 feet; thence South 123.96 feet to the place of beginning.

PARCEL 2:

Beginning at a point 787.18 feet South and North $86^{\circ}24'$ 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 North $86^{\circ}24'$ West 60 feet; thence North 123.96 feet; thence South 71° East 62.07 feet; thence South to the point of beginning.

Mail Recorded Deed and Tax Notice To:
BOYER MILLCREEK COMMON 1, L.C., a Utah limited liability company
101 S 200 E, Suite 200
Salt Lake City, UT 84111

14119571 B: 11426 P: 8179 Total Pages: 3
06/21/2023 08:55 AM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder Salt Lake County, Utah
Return To: BOYER MILLCREEK COMMON 1, LC
101 S 200 E, SUITE 200SALT LAKE CITY, UT 84111

SPECIAL WARRANTY DEED (Consolidation)

BOYER MILLCREEK COMMON 1, 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 MILLCREEK COMMON 1, 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.: 16-29-429-012, 16-28-302-001, 16-28-302-002, 16-29-429-005, 16-29-429-006 (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.

NOTE: This deed is given for the purpose of consolidating all parcels referenced herein under one Salt Lake County tax parcel number.

[Signature on following page]

Dated this 15th day of JUNE, 2023.

BOYER MILLCREEK COMMON 1, L.C., a Utah
limited liability company

BY: [Signature]
Name: Brian Gochnour
Title: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 15th day of June, 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 MILLCREEK
COMMON 1, L.C., a Utah limited liability company.

[Signature]
Notary Public

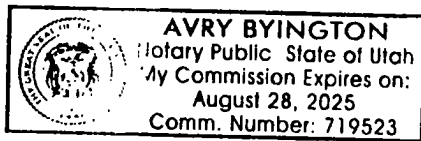


EXHIBIT A
Legal Description

An entire tract of land comprised of five (5) parcels identified by Salt Lake County as (1) 16-29-429-012, (2) 16-28-302-001, (3) 16-28-302-002, (4) 16-29-429-005 and (5) 16-29-429-006, located in the Southwest Quarter of Section 28 and the Southeast Quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the southerly line of Miller Avenue, as dedicated by the official plat of MALOUF ANNEX TO SALT LAKE CITY recorded February 28, 1980 as Entry No. 3405230 in Book 80-2 of Plats at Page 46 in the office of the Salt Lake County Recorder, located South 464.97 feet from the West 1/4 Corner of Section 28, T1S, R1E, SLB&M (Basis of Bearing: N89°48'00"E along the Monument line of 3300 South Street between two found monuments at the intersections of 1300 East Street and Highland Drive.); running thence along said southerly line S87°15'00"E 69.99 feet to the northwesterly corner of a boundary determined by that certain Warranty Deed recorded February 27, 1997 as Entry No. 6581680 in Book 7607 at Page 966 in the office of the Salt Lake County Recorder; thence along said deed the following three (3) courses: (1) South 233.09 feet; thence (2) N87°00'00"W 17.03 feet; thence (3) South 61.87 feet to the northeasterly corner of a boundary determined by the certain Warranty Deed recorded April 2, 1993 as Entry No. 5468895 in Book 6632 at Page 1674 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N86°24'00"W 60.32 feet; thence (2) S00°38'39"E 28.13 feet to the southeasterly corner of a boundary determined by that certain Warranty Deed recorded September 4, 2020 as Entry No. 13384562 in Book 11012 at Page 9411 in the office of the Salt Lake County Recorder; thence N86°24'00"W 125.30 feet to and along the southerly line of a boundary determined by that certain Warranty Deed recorded January 17, 1947 as Entry No. 1069758 in Book 515 at Page 38 in the office of the Salt Lake County Recorder; thence along said deed North 6.87 feet to the southeasterly corner of a boundary determined by that certain Warranty Deed (Special) recorded February 8, 1991 as Entry No. 5025925 in Book 6289 at Page 2602 in the office of the Salt Lake County Recorder; thence along said deed West 77.24 feet to the southeasterly corner of a boundary determined by that certain Special Warranty Deed recorded January 12, 2016 as Entry No. 12204361 in Book 10395 at Page 310 in the office of the Salt Lake County Recorder; thence along said deed North 317.09 feet to said southerly line of Miller Avenue; thence along said southerly line S87°15'00"E 209.52 feet to the point of beginning.