

182056-DMP
When Recorded Mail This Deed To
And Send Tax Notices to:

ENT 17816:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 12 04:16 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Boyer Holbrook Commercial, L.C.
101 South 200 East Suite 200
Salt Lake City, Utah 84111

Tax Parcel Nos.: 68-209-0101; 68-209-0102; 68-209-0103

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

BG 3600 WEST RETAIL, L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, unto BOYER HOLBROOK COMMERCIAL, L.C, a Utah limited liability company, Grantee, whose current address is 101 South 200 East Suite 200, Salt Lake City, Utah 84111, the following described real property in Utah County, State of Utah, to-wit:

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

Subject to all matters of record and all matters which may be disclosed by an accurate survey of the Property.

WITNESS, the hand of said Grantor, this 12th day of March, 2025.

BG 3600 WEST RETAIL, L.C., a Utah limited liability company, by its manager

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

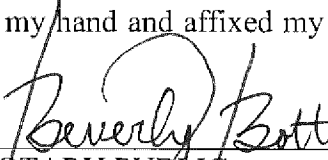


By: _____
 Name: Brian Gochnour
 Its: Manager

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

On this 12th day of March, 2025, before me, the undersigned, personally appeared Brian Gochnour, known or identified to me to be a manager of The Boyer Company, L.C., a Utah limited liability company, which is a manager of BG 3600 WEST RETAIL, L.C., a Utah limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


 NOTARY PUBLIC
 Residing at: Salt Lake County

My Commission Expires: 1/25/2026

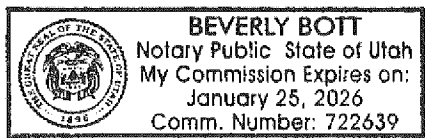


EXHIBIT "A"

To

SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

LOTS 101, 102, 103 AND ALL PRIVATE ROADS CONTAINED WITHIN HOLBROOK FARMS PLAT K, VILLAGE 14, A COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 7, 2025, AS ENTRY NO. 16468:2025 IN THE OFFICE OF THE UTAH COUNTY RECORDER.