

13777327
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:

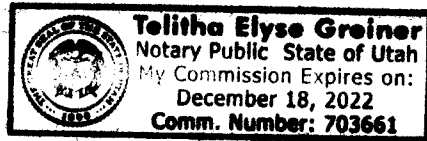


EXHIBIT "A"
TO SPECIAL WARRANTY DEED

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°24' West 65.3 feet; thence North 142.3 feet; thence South 71°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°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°24' West 60 feet; thence North 123.96 feet; thence South 71° East 62.07 feet; thence South to the point of beginning.