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8/27/2019 1:32:00 PM \$40.00  
Book - 10821 Pg - 4767-4770  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

When Recorded, Mail To:

Dennis K. Poole, Esq.  
POOLE & ASSOCIATES, L.C.  
4543 South 700 East, Suite 200  
Salt Lake City, Utah 84107

GRANTEE'S ADDRESS:

6440 South Wasatch Blvd., Suite 100  
Salt Lake City, Utah 84121  
*CT-100828-CAF*

Space above for County Recorder's Use

**PARCEL I.D. NOS. 16-06-107-040-0000  
16-06-107-041-0000**

**SPECIAL WARRANTY DEED**

**BOYER 151, L.C.**, a Utah limited liability company, of 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to **LIBERTY SKY ASSOCIATES, LLC**, a Utah limited liability company, of 6440 South Wasatch Blvd., Suite 100, Salt Lake City, Utah 84121, as to an undivided 97.5399% interest, and to **LIBERTY ON MAIN ASSOCIATES, LLC**, a Utah limited liability company, as to an undivided 2.4601% interest, as tenants in common, collectively GRANTEE, for the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION**, all of its interest in and to the following described real estate located in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT TO the exceptions set forth on Exhibit "B" attached hereto.

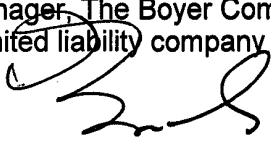
TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and their assigns forever. Grantor does hereby covenant to and with Grantee that it will warrant and defend the Property unto Grantee and their respective successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

[signatures contained on next page.]

DATED this 19~~th~~ day of August 2019.

**BOYER 151, L.C.**, a Utah limited liability company


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

By:   
\_\_\_\_\_  
Brian Gochnour, Manager

STATE OF UTAH                    )  
  : ss  
COUNTY OF SALT LAKE        )

On the 19 day of August, 2019, personally appeared before me Brian Gochnour, the Manager of The Boyer Company, L.C., a Utah limited liability company, the Manager of BOYER 151, L.C., a Utah limited liability company, the signer of the foregoing instrument who duly acknowledged that he executed the same.



  
\_\_\_\_\_  
NOTARY PUBLIC

## **EXHIBIT "A"**

Real Property located in Salt Lake City, Salt Lake County, State of Utah, more particularly described as follows:

### **PARCEL 1:**

The Residential Unit and the Residential Parking Unit, contained within the Block 71 Condominiums as the same are identified in the Condominium Plat recorded in the office of the Recorder of Salt Lake County, Utah, on August 9, 2019 as Entry No. 13048893 in Book 2019P of Plats, at Page 221 (as said Condominium Plat shall have heretofore been amended or supplemented) and in the Declaration of Condominium for Block 71 Condominiums, recorded in Salt Lake County, Utah on August 9, 2019 as Entry No. 13048894, in Book 10814 at Page 6330 (as said Declaration may have heretofore been amended or supplemented).

**TOGETHER WITH** the undivided ownership interest in said Project's Common Elements that is appurtenant to said Units as more particularly described in said Declaration.

### **PARCEL 1A:**

The non-exclusive easements for vehicular and pedestrian access, ingress and egress, and for utilities, appurtenant to Parcel 1 described herein, as provided for in that certain Reciprocal Easements Agreement recorded in the official records of the Salt Lake County Recorder on June 4, 2014, as Entry No. 11860095, in Book 10235, at Page 7647, as amended by that certain Amendment to Reciprocal Easements Agreement dated December 6, 2017 and recorded in the official records of the Salt Lake County Recorder on December 12, 2017 as Entry No. 12677786 in Book 10628 at Page 8361.

### **PARCEL 1B:**

The non-exclusive easements, appurtenant to Parcel 1 described herein, as provided for in that certain Access Agreement dated August 7, 2019 and recorded in the official records of the Salt Lake County Recorder on August 9, 2019 as Entry No. 13048898, in Book 10814 at Page 6428.

Tax Id No.:16-06-107-040 and 16-06-107-041

## **EXHIBIT "B"**

### **(Permitted Exceptions)**

1. Taxes for the year 2019 pertaining to Parcel No. 16-06-107-040.
2. Taxes for the year 2019 pertaining to Parcel No. 16-06-107-141, prorated and allocated by square feet.
3. Property lies within the boundaries of Salt Lake City, Salt Lake County, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District and the Central Utah Water Conservancy District and is subject to any and all charges and assessments levied thereunder. Such assessments shall be prorated and allocated according to square feet.
4. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon over, under and across a portion of the subject property, recorded September 21, 1981, as Entry No. 3606544, in Book 5294, at Page 248.
5. Reciprocal Easements Agreement by and between The United States of America, acting by and through the Administrator of General Services and Boyer QC Holdings, L.C., a Utah limited liability company, recorded June 4, 2014 as Entry No. 11860095 in Book 10235 at Page 7647.  
Amended December 12, 2017 as Entry No. 12677786 in Book 10628 at Page 8361.
6. Notice of Minor Routine & Uncontested Lot Line Adjustment Subdivision Approval, dated February 4, 2014 and recorded February 4, 2014 as Entry No. 11799783 in Book 10209 at Page 3625.
7. Future Grant of Easement in favor of the "Property B Owner" as defined therein, for a non-exclusive perpetual easement for vehicular egress to State Street, to and over a to-be improved surface driveway and incidental purposes, by instrument recorded October 30, 2018, as Entry No. 12876580, in Book 10725, at Page 9262.
8. Easement Agreement in favor of Qwest Corporation, d/b/a CenturyLink QC for a non-exclusive easement for communications recorded June 10, 2019, as Entry No. 13006249, in Book 10790, beginning at page 2750.