

11567574  
1/30/2013 4:54:00 PM \$24.00  
Book - 10103 Pg - 3580-3584  
Gary W. Ott  
Recorder, Salt Lake County, UT  
LANDMARK TITLE  
BY: eCASH, DEPUTY - EF 5 P.

**WHEN RECORDED, MAIL TO:**

David E. Gee, Esq.  
Parr Brown Gee & Loveless  
185 South State Street, Suite 800  
Salt Lake City, Utah 84111

Mail Tax Notice to:  
Boyer 101, L.C.  
90 South 400 West, Suite 200  
Salt Lake City Utah, 84101  
Attention: Paul D. Kelley

---

Space above for Recorder's use  
Tax Parcel Nos. 1606129001; 1606129002; 1606129009;  
1606129010; 1606129018; 1606129019; and 1606129034

**CONSOLIDATION DEED**

THIS CONFIRMATORY DEED OF CONSOLIDATION (hereinafter referred to as "**Consolidation Deed**") is made this 14<sup>th</sup> day of January, 2013, by and BOYER 101, L.C., a Utah limited liability company, (hereinafter sometimes referred to as "**Grantor**") and BOYER 101, L.C., a Utah limited liability company, (hereinafter sometimes referred to as "**Grantee**").

WHEREAS, Grantor is the fee simple owner of the adjoining lots, parts of lots or parcels of land situate, lying and being in the City of Salt Lake, Salt Lake County, State of Utah described on Exhibit "A" (hereinafter collectively referred to as the "**Adjoining Parcels**"); and

WHEREAS, the Grantor and Grantee wish to combine and consolidate the Adjoining Parcels so that they are hereinafter known, described, held, and conveyed as one (1) single legal lot for all purposes, including but not limited to tax assessments.

WITNESSETH: That for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, convey, and confirm unto Grantee, its personal representatives, successors, and assigns (as applicable), that all of that single lot or parcel of land located in the City of Salt Lake, County of Salt Lake, State of Utah, and being more particularly described as:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 72, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 89°57'25" EAST ALONG THE NORTH LINE OF SAID BLOCK 72 A DISTANCE OF 247.55 FEET TO THE NORTHWEST CORNER OF THE HOLLYWOOD CONDOMINIUMS, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°02'03" EAST ALONG THE WESTERLY LINE AND LINE EXTENDED OF SAID CONDOMINIUMS 330.03 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 6 OF SAID BLOCK 72; THENCE SOUTH 89°57'47" WEST ALONG SAID SOUTHERLY LINE AND LINE EXTENDED 247.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°02'06" WEST ALONG THE WESTERLY LINE OF SAID LOT 5 A DISTANCE OF 330.01 FEET TO THE POINT OF BEGINNING.  
CONTAINS 81,697 SQ. FT. OR 1.876 ACRES

BEING a perimeter legal description of all of the Adjoining Parcels which are hereby combined and consolidated by new legal description into one (1) single "Lot" without interior lot lines for which one Tax Parcel Number shall be issued.

Subject to all applicable covenants, conditions, and restrictions of record, if any.

*[Signatures and Acknowledgements on following page]*

Witness the hands and seals of the Grantor and Grantee.

Dated and signed this 14<sup>th</sup> day of January, 2013.

GRANTOR AND GRANTEE:

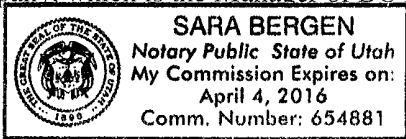
BOYER 101, L.C., a Utah limited liability company, by its  
Manager

THE BOYER COMPANY, L.C., a Utah limited liability company

By: *Jacob L. Boyer*  
Name: Jacob L. Boyer  
Its: Manager

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

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2013, by Jacob L. Boyer, a Manager of THE BOYER COMPANY, L.C., a Utah limited liability company, which is the Manager of BOYER 101, L.C., a Utah limited liability company.



My Commission Expires:  
April 4, 2016

*Sara Bergen*  
NOTARY PUBLIC  
Residing at: Salt Lake

EXHIBIT "A"  
TO  
SPECIAL WARRANTY DEED

Current Legal Description of Adjoining Parcels

Real Property is approximately 1.86 acres located on the Southeast corner of 100 South and 200 East, Salt Lake City, Salt Lake County, Utah, more particularly described as follows, to-wit:

PARCEL 1:

Commencing at the Northwest Corner of Lot 5, Block 72, Plat "A", Salt Lake City Survey, and running thence East 10 rods, thence South 10 rods, thence West 10 rods, thence North 10 rods to the place of beginning.

PARCEL 2:

Commencing at the Northwest Corner of Lot 6, Block 72, Plat "A", Salt Lake City Survey, and running thence South 10 rods, thence East 5 rods, thence North 10 rods, thence West 5 rods to the place of beginning.

PARCEL 3:

Beginning at a point 10 rods South of the Northwest Corner of Lot 5, Block 72, Plat "A", Salt Lake City Survey, and running thence East 15 rods, thence South 133 feet, thence West 82.5 feet, thence North 50.5 feet, thence West 10 rods, thence North 5 rods to the place of beginning.

PARCEL 4:

Beginning at the Southwest Corner of Lot 6, Block 72, Plat "A", Salt Lake City Survey, and running thence East 82.5 feet, thence North 32.0 feet, thence West 82.5 feet, thence South 32.0 feet to the point of beginning.

PARCEL 5:

Commencing 5 rods North from the Southwest Corner of Lot 5, Block 72, Plat "A", Salt Lake City Survey, and running thence East 10 rods, thence South 25.5 feet, thence West 10 rods, thence North 25.5 feet to the place of beginning.

PARCEL 6:

Beginning at a point which is North 57.00 feet from the Southwest Corner of Lot 5, Block 72, Plat "A", Salt Lake City Survey, and running thence East 165.0 feet, thence South 25.0 feet, thence West 165.0 feet, thence North 25.0 feet to the point of beginning.

PARCEL 7:

Commencing at the Southwest Corner of Lot 5, Block 72, Plat "A", Salt Lake City Survey, running thence North 32 feet, thence East 10 rods, thence South 32 feet, thence West 10 rods to the point of beginning.

Parcel Identification Numbers:

1606129001  
1606129002  
1606129009  
1606129010  
1606129018  
1606129019  
1606129034