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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

12/04/2025 01:36:04 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

Mail Recorded Deed & Tax Notice To:
Courthouse Hill, LLC, a Utah limited liability company
1100 South 1500 East
Salt Lake City, UT 84105



File No.: 195527-CPP

SPECIAL WARRANTY DEED

Stephen George Boyden, Trustee of the Stephen George Boyden Revocable Inter Vivos Trust dated the 29th day of June, 1993 who acquired title as Stephen G. Boyden as Trustee of the Stephen George Boyden Revocable Inter Vivos Trust an undivided one-half interest and Stephen G. Boyden, Successor Trustee of the Patricia Shumway Boyden Revocable Inter Vivos Trust dated the 29th day of June, 1993, as amended, who acquired title as Patricia S. Boyden as Trustee of the Patricia Shumway Boyden Revocable Inter Vivos Trust an undivided one-half interest,

GRANTOR(S), of Salt Lake City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Courthouse Hill, LLC, 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 **Summit County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: CT-276 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

25th
Dated this 26th day of November, 2025.

Stephen George Boyden Revocable Inter Vivos
Trust dated the 29th day of June, 1993.

BY *Stephen G. Boyden*
Stephen George Boyden
Trustee

Patricia Shumway Boyden Revocable Inter
Vivos Trust dated teh 29th day of June, 1993, as
amended.

BY *Stephen G. Boyden*
Stephen G. Boyden
Successor Trustee

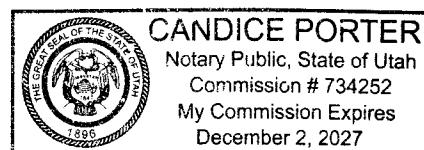
STATE OF UTAH

COUNTY OF SALT LAKE

On this 25th day of November, 2025, before me, personally appeared Stephen George Boyden, proved
on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and
acknowledged before me that he executed the same on behalf of Stephen George Boyden Revocable
Inter Vivos Trust dated the 29th day of June, 1993.

C. Porter

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 25th day of November, 2025, before me, personally appeared Stephen G. Boyden, proved on
the basis of satisfactory evidence to be the person whose name is subscribed to this document, and
acknowledged before me that he executed the same on behalf of Patricia Shumway Boyden Revocable
Inter Vivos Trust dated teh 29th day of June, 1993, as amended.

C. Porter

Notary Public

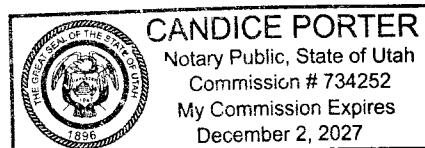


EXHIBIT A
Legal Description

**PROPOSED COURTHOUSE HILL SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:**

**A TRACT OF LAND LOCATED IN SECTION 8 OF TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT
LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING DERIVED FROM THE UTAH
CENTRAL STATE PLANE ZONE WHICH RESULTS IN A BEARING OF NORTH 00°56'29" WEST
BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 8
DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH IS NORTH 00°56'29" WEST 2791.57 FEET ALONG THE SECTION
LINE AND S89°59'52" WEST 1024.31 FEET FROM THE BRASS BOLT MARKING THE SOUTHEAST
CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND
MERIDIAN (SAID POINT BEING AN EXISTING REBAR AND CAP COMMON TO PARCEL CT-249-A)
AND RUNNING THENCE SOUTH 65°20'55" WEST 123.92 FEET ALONG SAID PARCEL CT-249-A TO
A POINT OF INTERSECTION WITH COALVILLE MAIN STREET AS DELINEATED BY STATE
HIGHWAY PROJECT FAT-76-F; THENCE 432.10 FEET ALONG THE ARC OF A 1096.30 FOOT
RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 03°07'56" EAST 429.31 FEET, ALONG
THE RIGHT OF WAY LINE WHICH IS OFFSET 50 FEET AND PARALLEL TO THE CENTERLINE OF
SAID PROJECT FAP-76-F; THENCE NORTH 14°25'23" EAST 159.49 FEET, MORE OR LESS,
ALONG SAID RIGHT OF WAY LINE TO AN EXISTING RIGHT OF WAY MARKER FOR ENGINEERS
STATION 434+21.4; THENCE NORTH 17°29'55" EAST 453.34 FEET ALONG SAID RIGHT OF WAY
LINE TO A POINT OF INTERSECTION WITH AN EXISTING LINE OF FENCE AND THE SOUTHWEST
CORNER OF BLACK WILLOW SUBDIVISION; THENCE SOUTH 88°23'53" EAST 452.37 FEET
ALONG SAID LINE OF FENCE AND THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH
41°18'04" WEST 303.48 FEET; THENCE SOUTH 28°24'19" WEST 602.07 FEET; THENCE SOUTH
15°07'58" WEST 200.54 FEET TO THE POINT OF BEGINNING.**