

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

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

BY: 
Stephen George Boyden
Trustee

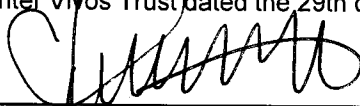
Patricia Shumway Boyden Revocable Inter
Vivos Trust dated the 29th day of June, 1993, as
amended.

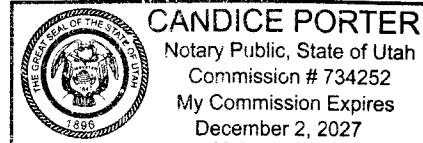
BY: 
Stephen G. Boyden
Successor Trustee

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.

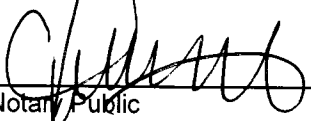

Notary Public



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 the 29th day of June, 1993, as amended.


Notary Public

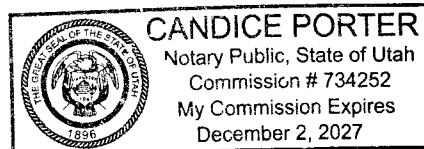


EXHIBIT A
Legal Description

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.