

**WHEN RECORDED RETURN TO:**

Boyer KCK MOB, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111

13515522  
12/29/2020 2:05:00 PM \$40.00  
Book - 11089 Pg - 9010-9015  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 6 P.

Tax Parcel Nos. 22-20-156-020, 22-20-156-007, 22-20-156-021, 22-20-176-022, 22-20-176-019, 22-20-176-020-4001, 22-20-176-020-4002, 22-20-176-011 and 22-20-176-012

**SPECIAL WARRANTY DEED**

Child Investment Company, Ltd. / Boyer KCK MOB, L.C.  
(with quitclaim of "as-surveyed," perimeter legal description)

**THIS INSTRUMENT** is executed as of the 29<sup>th</sup> day of December, 2020, by **CHILD INVESTMENT COMPANY, LTD.**, a Utah limited partnership ("**Grantor**"), sometimes referred to as Child Investment Company or Child Investment Co., a Utah corporation, whose address is 2301 South 300 West, South Salt Lake, Utah 84115, in favor of **BOYER KCK MOB, L.C.**, a Utah limited liability company ("**Grantee**"), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111.

**FOR THE SUM OF TEN DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property (the "**Property**") located in Salt Lake County, Utah, described as follows:

Parcel 1:

Beginning at a point 177.095 feet North and 1051.847 feet East from the West quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point of beginning being on the West line of the property conveyed to William H. Child, by Deed recorded October 12, 1972 as Entry No. 2491628 in Book 3175 at Page 367 of Official Records, and also being on the North line of 6600 South Street, and running thence along the North line of said street, North 84°28'25" West 121.85 feet, more or less, thence North 265.48 feet, more or less, thence North 89°22' East 121.29 feet, more or less, to the West line of the Child property; thence South 278.55 feet, more or less, along the West line of the Child property, to the point of beginning. Excepting therefrom that portion conveyed to Murray City by Warranty Deed recorded November 10, 1994 as Entry No. 5963552 in Book 7052 at Page 2838 described as follows:

A parcel of land being part of an entire tract of property in the Southwest quarter of the Northwest quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at the Southeast corner of said tract being a point which is 177.095 feet North and 1051.847 feet East from the West quarter Corner of said Section 20 and running thence North 84°28'25" West 122.50 feet, more or less to the Westerly boundary line of said tract; thence North 4.02 feet along said line; thence South 84°28'25" East 122.50 feet, more or less, to the Easterly boundary line of said tract; thence South 4.02 feet to the point of beginning.

Tax Parcel No.: 22-20-156-020

Special Warranty Deed  
Child Investment Company, Ltd. / Boyer KCK MOB, L.C.

FIRST AMERICAN TITLE  
# NCS 10309164

Parcel 2:

Beginning at a point 455.648 feet North and 1051.847 feet East from the West quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point of beginning being on the West line of the property conveyed to William H. Child, by Deed recorded October 12, 1972 as Entry No. 2491628 in Book 3175 at Page 367 of Official Records, and running thence South 89°22' West 379.74 feet; thence North 1°4' East 250 feet, more or less, to the South line of Silver Shadows Subdivision; thence North 89°12' East 375.18 feet, more or less, along the South line of said subdivision, to the West line of the Child property; thence South 250 feet, more or less, along the West line of the Child property to the point of beginning.

Tax Parcel No.: 22-20-156-007

Parcel 3:

Commencing in the center of 6600 South Street at a point 131.57 feet North and 1179.75 feet East from the West quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Meridian, thence North 34 rods; South 89°12' West 127.9 feet; South 549.14 feet to the center of said street; South 84°30' East 128.5 feet to beginning. Less street. Excepting therefrom that portion conveyed to Murray City by Warranty Deed recorded November 10, 1994 as Entry No. 5963553 in Book 7052 at Page 2839 described as follows:

A parcel of land being part of an entire tract of property in the Southwest quarter of the Northwest quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at a point North 131.57 feet and East 1179.75 feet and North 33.15 feet from the West quarter corner of said Section 20 and running thence North 84°30' West 128.5 feet, more or less, to the Southwest corner of said tract; thence North 4.02 feet along the Westerly boundary line of said tract to a line 37.00 feet perpendicularly distant Northerly from the center line of Winchester Street; thence South 84°28'25" East 447.02 feet along said line to the Easterly boundary line of said tract; thence South 4.02 feet along said line to the Southeast corner of said tract; thence North 84°28'25" West 318.52 feet, more or less, to the point of beginning.

Tax Parcel No.: 22-20-156-021

Parcel 4:

Beginning at a point North 131.57 feet and East 1179.75 feet and North 33.15 feet (said point being on the North right of way line of 6600 South Street) from the West quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base & Meridian. Running thence North 378.99 feet; thence East 317.04 feet; thence South 409.66 feet, to the North right of way line of 6600 South Street; thence North 84°28'25" West, 318.52 feet along said line to the point of beginning. Excepting therefrom that portion conveyed to Murray City by Warranty Deed recorded November 10, 1994 as Entry No. 5963553 in Book 7052 at Page 2839 described as follows:

A parcel of land being part of an entire tract of property in the Southwest quarter of the Northwest quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning at a point North 131.57 feet and East 1179.75 feet and North 33.15 feet from the West quarter corner of said Section 20 and running thence North 84°30' West 128.5 feet, more or less, to the Southwest corner of said tract; thence North 4.02 feet along the Westerly boundary

line of said tract to a line 37.00 feet perpendicularly distant Northerly from the center line of Winchester Street; thence South 84°28'25" East 447.02 feet along said line to the Easterly boundary line of said tract; thence South 4.02 feet along said line to the Southeast corner of said tract; thence North 84°28'25" West 318.52 feet, more or less, to the point of beginning.

Tax Parcel No.: 22-20-176-022

Parcel 5:

Beginning at a point which is North 131.569 feet and East 1179.75 feet, to the center of 6600 South Street, and North 412.134 feet from the West quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 80 feet; thence North 89°35'54" East 532.23 feet, to the center of 900 East Street; thence South 0°19'30" West along the center of said 900 East Street, 83.732 feet; thence West 531.678 feet to the point of beginning. Excepting therefrom the following:

Beginning at a point on the West line of 900 East Street; said point being 627.43 feet North and 1678.53 feet East from the West 1/4 corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, running thence South 0°19'30" West 100.00 feet to the North line of the property conveyed to Half Moon, Ltd., a Utah Limited Partnership by that certain Quit Claim Deed recorded January 20, 1993 as Entry No. 5417914 in Book 6591 at Page 331 of the Official Records; thence along said Half Moon, Ltd. property South 89°12' West 195 feet (bearing in said Quit Claim Deed = North 89°12' West); thence North 0°19'30" East 18.0 feet; thence South 89°12' West 27.8 feet; thence North 0°19'30" East 82.00 feet; thence North 89°12' East, 222.8 feet, more or less, to the point of beginning.

Parcel 5A:

A perpetual right of way 20 feet in width, the centerline of which is coincident with the North line of the following described property: Beginning at a point which is North 131.569 feet and East 1179.75 feet, to the center of 6600 South Street, and North 412.134 feet from the West quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 80 feet; thence North 89°35'54" East 532.23 feet, to the center of 900 East Street; thence South 0°19'30" West along the center of said 900 East Street, 83.732 feet; thence West 531.678 feet to the point of beginning.

Tax Parcel No. 22-20-176-019

Parcel 6:

Beginning at a point on the West line of 900 East Street; said point being 627.43 feet North and 1678.53 feet East from the West 1/4 corner of Section 20, Township 2 South, Range 1 East, salt Lake Base and Meridian, running thence South 0°19'30" West 10000 feet to the North line of the property conveyed to Half Moon, Ltd., a Utah Limited Partnership by that certain Quit Claim Deed recorded January 20, 1993 as Entry No. 5417914 in Book 6591 at Page 331 of the Official Records; thence along said Half Moon, Ltd. property South 89°12' West 195 feet (bearing in said Quit Claim Deed = North 89°12' West); thence North 0°19'30" East, 18.0 feet; thence South 89°12' West 27.8 feet; thence North 0°19'30" East 82.00 feet; thence North 89°12' East, 222.8 feet, more or less, to the point of beginning.

Tax Parcel Nos.: 22-20-176-020-4001 and 22-20-176-020-4002

Parcel 7:

Beginning at a point 131.57 feet North and 1179.75 feet East and South 84°28'25" East 318.84 feet and 216.51 feet North from the West quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence East 213 feet to the center of street; thence North 0°19' East 115 feet, more or less; thence West 213.63 feet; thence South 115 feet, more or less to the point of beginning. Excepting therefrom that portion that lies within the bounds of 900 East Street.

Tax Parcel No.: 22-20-176-011

Parcel 8:

Beginning at a point in the center of 6600 South Street North 131.569 feet; East 1179.75 feet, and South 84°28'25" East 318.84 feet from the West quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 216.51 feet; thence East 213 feet to the center of 900 East Street; thence South 0°19' West 75 feet, along the center of 900 East Street; thence West 183 feet; thence South 144.38 feet, more or less to the center of said 6600 South Street; thence North 84°28'25" West 30.05 feet to the point of beginning. Excepting therefrom that portion that lies within the bounds of 6600 South Street and 900 East Street. Also, Less and Excepting therefrom the following described tract deeded to the State Road Commission by Warranty Deed recorded August 17, 1973 as Entry No. 2562440 in Book 3397 at Page 127 of the Official Records:

Beginning at the Northeast corner of said entire tract at a point 1698.30 feet East and 309.92 feet North from the West quarter corner of said Section 20; thence South 0°19' West 75 feet, more or less, to a Southeast corner of said entire tract; thence West 41.14 feet, more or less, to a point 61.14 feet perpendicularly distant Westerly from the center line of the 900 East office revision at Engineer Station 41 plus 35 34; thence North 04°00'22" East 73.16 feet, more or less, to the North boundary line of said entire tract; thence East 36.63 feet, more or less, along said North boundary line to the point of beginning as shown on the official map of said project on file in the office of the State Road Commission of Utah.

Tax Parcel No.: 22-20-176-012

**SUBJECT TO:** current taxes and assessments; rights-of-way, easements, covenants, restrictions, reservations and other matters of record; facts, rights, interests or claims that could be ascertained by an inspection of the Property or by making inquiry of persons in possession of the Property; and discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

**IN ADDITION,** Grantor hereby quitclaims to Grantee the real property located in Salt Lake County, Utah, described as follows, the legal description of which is the "as-surveyed," perimeter legal description of the Property; provided, however, that such quitclaim of such real property shall not in any way diminish or derogate from the conveyance and warranty of the Property set forth above:

A portion of the Northwest Quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base & Meridian, located in Murray City, Salt Lake County, Utah, more particularly described as follows: Beginning at a point on the southeasterly corner of that real property conveyed by Special Warranty Deed, recorded November 29, 2011 as Entry No. 11287745 in Book 9970 at Page 3510 in the Office of the Salt Lake County Recorder, said point also being on the northerly right-of-way line of 6600 South Street (Winchester Street), located N00°10'46"W along the Section line 189.96 feet and N89°49'14"E 931.16 feet from the West 1/4 Corner of Section 20, T2S, R1E, SLB&M, said point also being S84°28'25"E along

Special Warranty Deed  
Child Investment Company, Ltd. / Boyer KCK MOB, L.C.

the monument line 894.20 feet and N05°31'35"E 37.00 feet from the street monument found at the intersection of 725 East Street and 6600 South Street; running thence along said deed the following two (2) courses: (1) North 261.43 feet; thence (2) S89°22'00"W 258.13 feet to an existing concrete block wall; thence along said wall to and along the easterly line of PGD 1 Subdivision, according to the Official Plat thereof recorded May 30, 2001 as Entry No. 7907619 in Book 2001P at Page 133 in the Office of the Salt Lake County Recorder, N01°04'00"E 245.26 feet to the southerly line of SILVER SHADOWS Subdivision, according to the Official Plat thereof recorded March 6, 1962 as Entry No. 1831647 in Book "Y" at Page 10 in the Office of the Salt Lake County Recorder; thence along said southerly line to and along the southerly line of SILVER SHADOWS SUBDIVISION AMENDED AND EXTENDED, according to the Official Plat thereof recorded December 6, 2002 as Entry No. 8448596 in Book 2002P at Page 351 in the Office of the Salt Lake County Recorder, N89°12'00"E 502.79 feet to the northwesterly corner of that real property conveyed by Warranty Deed, recorded May 20, 2003 as Entry No. 8657012 in Book 8800 at Page 8065 in the Office of the Salt Lake County Recorder; thence along said deed South 80.00 feet to the northwesterly corner of the real property conveyed by Warranty Deed, recorded June 15, 1976 as Entry No. 2824775 in Book 4234 at Page 150 in the Office of the Salt Lake County Recorder; thence along said deed N89°35'54"E 499.16 feet to the westerly right-of-way line of 900 East Street (SR-71); thence along said westerly right-of-way line S00°19'30"W 99.76 feet to the northeasterly corner of that real property conveyed by Special Warranty Deed, recorded October 5, 2006 as Entry No. 9867148 in Book 9361 at Page 5534 in the Office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) S89°12'00"W 193.94 feet; thence (2) S00°19'30"W 92.31 feet to the northerly line of that real property conveyed by Warranty Deed, recorded July 1, 1996 as Entry No. 6396583 in Book 7435 at Page 522 in the Office of the Salt Lake County Recorder; thence along said deed East 193.91 feet to said westerly right-of-way line of 900 East Street (SR-71); thence along said westerly right-of-way line the following three (3) courses: (1) S00°19'30"W 115.05 feet; thence (2) West 3.34 feet; thence (3) S04°00'22"W 75.15 feet to the northeasterly corner of that real property conveyed by Special Warranty Deed, recorded January 3, 2006 as Entry No. 9599312 in Book 9239 at Page 189 in the Office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) West 141.86 feet; thence (2) South 107.21 feet to said northerly right-of-way line of 6600 South Street (Winchester Street); thence along said northerly right-of-way line N84°28'25"W 598.91 feet to the point of beginning.

*[Remainder of this page left blank; signature and acknowledgment on following page]*

Special Warranty Deed  
Child Investment Company, Ltd. / Boyer KCK MOB, L.C.

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

GRANTOR:

CHILD INVESTMENT COMPANY, LTD.,  
a Utah limited partnership

By *William H. Child*  
William H. Child, General Partner

Date 12-23-2020

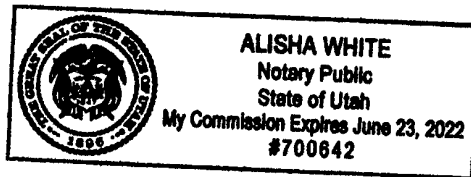
State of Utah            )  
                                  ) ss.  
County of Salt Lake    )

The foregoing instrument was acknowledged before me this 23 day of December, 2020, by William H. Child, the General Partner of Child Investment Company, Ltd.

*Alisha White*  
Notary Public

My Commission Expires:  
6/23/2022

Residing at:  
Salt Lake City, Utah



Special Warranty Deed  
Child Investment Company, Ltd. / Boyer KCK MOB, L.C.