

Mail Recorded Deed and Tax Notice To:
Boyer Project Company, L.C., a Utah limited liability company
101 S 200 E, Ste 200
Salt Lake City, UT 84111



File No.: 150829-CAF

13946838 B: 11336 P: 3463 Total Pages: 3
05/05/2022 03:51 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

On Point Properties, LLC, a Utah Limited Liability Company

GRANTOR(S) of Alpine, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Boyer Project Company, L.C., 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 **Salt Lake County, State of Utah:**

SEE EXHIBIT A ATTACHED HERETO


TAX ID NO.: 27-32-201-006 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 4th day of May, 2022.

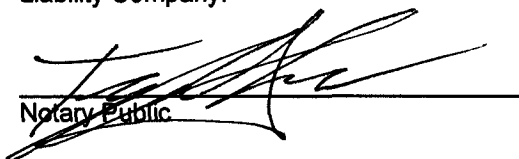
On Point Properties, LLC, a Utah Limited
Liability Company

BY: 
Sterling Gardner
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 4th day of May, 2022, before me, personally appeared Sterling Gardner, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of On Point Properties, LLC, a Utah Limited Liability Company.


Notary Public

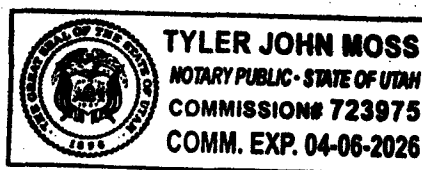


EXHIBIT A
Legal Description

Lot 1, ON POINT PROPERTIES LLC COMMERCIAL CAMPUS, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on November 13, 2003 as Entry No. 8891528 in Book 2003P at Page 352.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land, situate in the Northeast quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast corner of the 'On Point Properties LLC Commercial Campus Subdivision', as recorded November 13, 2003 as Entry No. 8891520 in Book 2003P at Page 352, and running thence South 00°11'04" West 235.32 feet along the boundaries of the 'Castlewood Estates Phase 1' and Phase 2 subdivisions, (record bearing on subdivision plat - South 0°11'20" East), and the 'On Point Properties LLC Commercial Campus' subdivision, (record bearing on subdivision plat - South 0°11'04" West) to the North line of Water Street; thence West 258.59 feet along said North line; thence North 0°08'00" East 235.32 feet to the North line of said 'On Point Properties LLC Commercial Campus' subdivision; thence East 259.80 feet along said North line to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point North 90°00'00" West 259.80 feet from the Northeast corner of Lot 1, On Point Properties LLC Commercial Campus, recorded as Entry No. 8891528 in the office of the Salt Lake County Recorder, said Northeast corner is South 0°14'33" West 825.00 feet along the quarter section line and South 90°00'00" East 1321.92 feet from the North quarter corner of said Section 32, and running thence South 0°06'37" East 235.32 feet to the Northerly line of Water Street (12805 South Street); thence South 90°00'00" West 106.01 feet along said Northerly line; thence North 0°06'20" West 235.32 feet to the Northerly line of said Lot 1; thence North 90°00'00" East 106.00 feet along said Northerly line to the point of beginning.