

14119571 B: 11426 P: 8179 Total Pages: 3
06/21/2023 08:55 AM By: tpham Fees: \$40.00
Rashelle Hobbs Recorder Salt Lake County, Utah
Return To: BOYER MILLCREEK COMMON 1, L.C.
101 S 200 E, SUITE 200 SALT LAKE CITY, UT 84111

Mail Recorded Deed and Tax Notice To:
BOYER MILLCREEK COMMON 1, L.C., a Utah limited liability company
101 S 200 E, Suite 200
Salt Lake City, UT 84111

SPECIAL WARRANTY DEED

(Consolidation)

BOYER MILLCREEK COMMON 1, L.C., a Utah limited liability company

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

BOYER MILLCREEK COMMON 1, 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.: 16-29-429-012, 16-28-302-001, 16-28-302-002, 16-29-429-005, 16-29-429-006 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

NOTE: This deed is given for the purpose of consolidating all parcels referenced herein under one Salt Lake County tax parcel number.

[Signature on following page]

Dated this 15th day of June, 2023.

BOYER MILLCREEK COMMON 1, L.C., a Utah limited liability company

BY: _____
Name: Brian Gochnour
Title: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 15th day of June, 2023, before me, personally appeared Brian Gochnour, 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 BOYER MILLCREEK COMMON 1, L.C., a Utah limited liability company.

Avry Byring
Notary Public

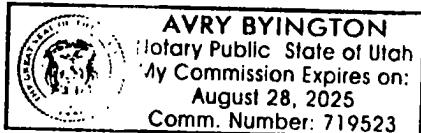


EXHIBIT A
Legal Description

An entire tract of land comprised of five (5) parcels identified by Salt Lake County as (1) 16-29-429-012, (2) 16-28-302-001, (3) 16-28-302-002, (4) 16-29-429-005 and (5) 16-29-429-006, located in the Southwest Quarter of Section 28 and the Southeast Quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the southerly line of Miller Avenue, as dedicated by the official plat of MALOUF ANNEX TO SALT LAKE CITY recorded February 28, 1980 as Entry No. 3405230 in Book 80-2 of Plats at Page 46 in the office of the Salt Lake County Recorder, located South 464.97 feet from the West 1/4 Corner of Section 28, T1S, R1E, SLB&M (Basis of Bearing: N89°48'00"E along the Monument line of 3300 South Street between two found monuments at the intersections of 1300 East Street and Highland Drive.); running thence along said southerly line S87°15'00"E 69.99 feet to the northwesterly corner of a boundary determined by that certain Warranty Deed recorded February 27, 1997 as Entry No. 6581680 in Book 7607 at Page 966 in the office of the Salt Lake County Recorder; thence along said deed the following three (3) courses: (1) South 233.09 feet; thence (2) N87°00'00"W 17.03 feet; thence (3) South 61.87 feet to the northeasterly corner of a boundary determined by the certain Warranty Deed recorded April 2, 1993 as Entry No. 5468895 in Book 6632 at Page 1674 in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) N86°24'00"W 60.32 feet; thence (2) S00°38'39"E 28.13 feet to the southeasterly corner of a boundary determined by that certain Warranty Deed recorded September 4, 2020 as Entry No. 13384562 in Book 11012 at Page 9411 in the office of the Salt Lake County Recorder; thence N86°24'00"W 125.30 feet to and along the southerly line of a boundary determined by that certain Warranty Deed recorded January 17, 1947 as Entry No. 1069758 in Book 515 at Page 38 in the office of the Salt Lake County Recorder; thence along said deed North 6.87 feet to the southeasterly corner of a boundary determined by that certain Warranty Deed (Special) recorded February 8, 1991 as Entry No. 5025925 in Book 6289 at Page 2602 in the office of the Salt Lake County Recorder; thence along said deed West 77.24 feet to the southeasterly corner of a boundary determined by that certain Special Warranty Deed recorded January 12, 2016 as Entry No. 12204361 in Book 10395 at Page 310 in the office of the Salt Lake County Recorder; thence along said deed North 317.09 feet to said southerly line of Miller Avenue; thence along said southerly line S87°15'00"E 209.52 feet to the point of beginning.