

Ent 514092 Bk 1394 Pg 1480 - 1482
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 Jan 21 10:36AM Fee: \$40.00 TC
For: Parr Brown Gee and Loveless
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL THIS DEED TO:
David E. Gee, Esq.
Parr Brown Gee & Loveless
101 S 200 E Suite 700
Salt Lake City, Utah 84111

MAIL TAX NOTICE TO:

BOYER HEBER CITY, L.C.
101 S. 200 E. Suite 200
Salt Lake City, Utah 84111

Tax Parcel I.D. Nos.: 00-0020-8253; 00-0020-8254; 00-0020-8255; 00-0020-8256; 00-0020-8261; 00-0020-8263.

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

HEBER GATEWAY OFFICE 1., L.C., a Utah limited liability company (“Grantor”) does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, unto BOYER HEBER CITY, L.C., a Utah limited liability company, having a mailing address of 101 S. 200 E. Suite 200, Salt Lake City, Utah 84111 (“Grantee”) an undivided forty percent (40%) interest as a tenant-in-common in the following described tract of Land in Salt Lake County, State of Utah, to-wit (the “Property”):

[See Exhibit A attached hereto and by this reference made a part hereof.]

Subject to all restrictions, reservations and other conditions of record as may be disclosed by a record examination of title and/or a physical inspection or survey of the real property.

As a result of delivery and recordation of this Special Warranty Deed, BOYER HEBER CITY, L.C. will own all fee title to the Property and any tenancy-in-common agreement or arrangement between it and HEBER GATEWAY OFFICE 1, L.C. shall be terminated.

[Signature page follows]

EXHIBIT A
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

All of the following tracts of land located in Wasatch County, State of Utah.

PARCEL 1:

Lots 3, 4, 5, 6 and 13 of VALLEY STATION SUBDIVISION, according to the official plat thereof recorded August 20, 2008 as Entry No. 339276, in Book 972, at Page 2269 of the official records of the Wasatch County Recorder, Wasatch County, Utah.

Tax Parcel I.D. Nos.: 00-0020-8253; 00-0020-8254; 00-0020-8255; 00-0020-8256; 00-0020-8263.

PARCEL 2

Lot 11 of the VALLEY STATION-AMENDED SUBDIVISION, amending Lots 19, 11 and 12 of VALLEY STATION SUBDIVISION, according to the official plat thereof recorded February 18, 2015 as Entry No. 409158, in Book 1123, at Page 126 of the official records of the Wasatch County Recorder, Wasatch County, Utah

Tax Parcel I.D. No.: 00-0020-8261.