

Mail Recorded Deed & Tax Notice To:  
Boyer Holbrook Industrial, L.C.,  
101 South 200 East, Suite 200  
Salt Lake City, UT 84111

ENT 81499:2024 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Nov 19 01:30 PM FEE 40.00 BY LM  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED



File No.: 171554-CAF

## **SPECIAL WARRANTY DEED**

**Boyer Holbrook Farm, L.C., a Utah limited liability company, as to its undivided 50% interest and Vantaggio Holbrook Industrial, L.C., a Utah limited liability company, as to its undivided 50% 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

**Boyer Holbrook Farm, L.C., a Utah limited liability company, as to an undivided 50% interest and Vantaggio Holbrook Industrial, L.C., a Utah limited liability company, as to an undivided 50% interest,**

**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 **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 41-984-0110 AND 41-984-0109** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**\*\*\*THIS DEED IS BEING GIVEN TO CONSOLIDATE TAX PARCEL ID NUMBERS\*\*\***

*[Signature on following page]*

Dated this 10 day of NOVEMBER, 2024.

**Boyer Holbrook Farm, L.C.,**  
a Utah limited liability company

BY: The Boyer Company, L.C.,  
a Utah limited liability company,  
its Manager

BY: [Signature]  
Name: Brian Gochnour  
Title: Manager

**Vantaggio Holbrook Industrial, LLC**  
a Utah limited liability company

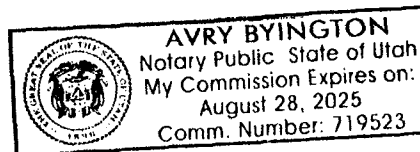
BY: [Signature]  
Name: Kevin Anglesey  
Title: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10<sup>th</sup> day of November, 2024, 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 Holbrook Farm, L.C., a Utah limited liability company.

[Signature]  
Notary Public

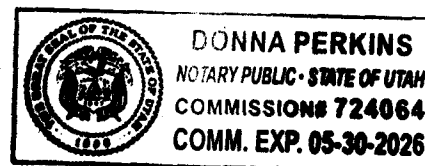


STATE OF UTAH

COUNTY OF SALT LAKE

On this 18 day of November, 2024, before me, personally appeared Kevin Anglesey, 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 Vantaggio Holbrook Industrial, LLC, a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Lots 103, HOLBROOK INDUSTRIAL SUBDIVISION, according to the official plat thereof recorded November 10, 2020 as Entry No. 178173:2020 in the office of the Utah County Recorder.