

WHEN RECORDED, MAIL TO:

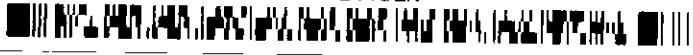
Richard C. Cahoon
Durham Jones & Pinegar
111 East Broadway, Suite 900
P.O. Box 4050
Salt Lake City, Utah 84110

Mail Tax NOTICE TO
FRANKLIN M. BOYDEN
4500 Hillview Way
Sacramento CA 95822

ENTRY NO. 00923253

05/27/2011 10:13:39 AM B: 2082 P: 0304

Warranty Deed PAGE 1/2
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 13.00 BY FRANKLIN M BOYDEN



PARCEL I.D. CT-85 CT-87

WARRANTY DEED

FRANKLIN M. BOYDEN, Grantor, hereby conveys and warrants to BOYDEN COALVILLE, LLC, Grantee, for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, all of his right, title and interest in and to that certain parcel of real property located in Coalville, Summit County, Utah, which is more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

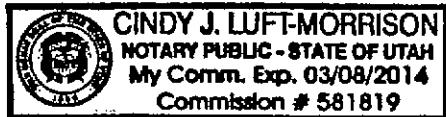
This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

WITNESS the hand of said Grantor this 26 day of May, 2011.

Franklin M. Boyden
FRANKLIN M. BOYDEN

STATE OF UTAH)
COUNTY OF SALT LAKE)
: ss.
)

The foregoing instrument was acknowledged before me this 26th day of May, 2011, by Franklin M. Boyden.



NOTARY PUBLIC

Residing at: Salt Lake

My Commission:

3/08/2014

Exhibit "A"

COMMENCING at the Northeast corner of Lot 4, Block 79, Plat 8, Coalville City Survey, and running thence South 66°30' West 139.5 feet; thence South 23°30' East 53.625 feet; thence North 66°30' East 7 feet; thence North 23°30' West 21 feet 8 inches; thence North 66°30' East 132.5 feet; thence North 23°30' West 31 feet 11-1/2 inches to the point of beginning, being situated in the Southeast quarter of Section 8, Township 2 North Range 5 East, Salt Lake Base and Meridian.

BEG S 23°30' E 31.96 FT & S 66°30' W107 FT FR NE COR BLK 79 TH S 23°30' E 21.67 FT; S 63°30' W 25.5 FT; N 23°30'W21.67 FT; N 66°30' E 25.5 FT TO BEG
CONT 0.01 ACRES (RESERVING R/W) GQC-184WWD-157 758-396 838-249

RESERVING, however, a right of way at the rear of the building situated on said premises for persons, animals and vehicles and every method of transportation over that part of the above land as set forth in that certain deed of date August 15, 1939 recorded in Book "G", page 184, Quit-claim Deed Recorded in the office of the County Recorder of Summit County, Utah, described as follows:

A passageway now in use running South 23°30' East from Center Street in Coalville City, Utah to the rear of the Building adjoining the above described premises on the Southerly side.