

14306729 B: 11528 P: 8024 Total Pages: 3
10/29/2024 03:31 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

When Recorded Mail This Deed To:
JustAng Airport Center, LLC
423 West 300 South, Suite 230
Salt Lake City, Utah 84101
Attention: Gardner Batt Management

182198-MCP 5
Tax Parcel No.: 08-28-426-001

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

Boyer One Airport BTS, L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, unto JustAng Airport Center, LLC, a Utah limited liability company, Grantee, whose current address is 423 West 300 South, Suite 230, Salt Lake City, Utah 84101, the following described real property in Salt Lake County, State of Utah, to-wit:

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

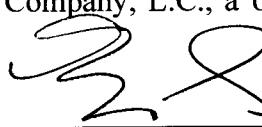
Subject to all matters of record and matters which may be disclosed by an accurate survey of the property.

[signature page follows]

WITNESS, the hand of said Grantor, this 28 day of October, 2024.

Boyer One Airport BTS, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company

By: 
Name: Brian Gochnour
Its: Manager

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

On this 28 day of October, 2024, before me, the undersigned, personally appeared Brian Gochnour, known or identified to me to be a manager of The Boyer Company, L.C., a Utah limited liability company, which is the manager of Boyer One Airport BTS, L.C., a Utah limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: 8/28/2025

Amry Byington
NOTARY PUBLIC
Residing at: Davis County

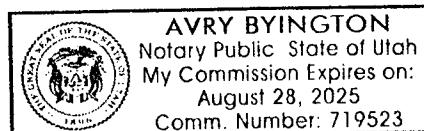


EXHIBIT "A"

To

SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

A portion of Lot 1, ONE AIRPORT CENTER PHASE 1, according to the official plat thereof, filed on August 8, 2000 as Entry No. 7694149 in Book "2000P" of Plats at Page 206 of the official records of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point North 89°57'22" West 556.29 feet along the North lot line from the Northeast corner of lot 2, ONE AIRPORT CENTER PHASE 1 SUBDIVISION, thence South 0°02'38" West 76.85 feet; thence North 89°57'03" West 56.00 feet; thence South 0°02'38" West 679.41 feet; thence North 89°51'50" West 420.01 feet; thence North 0°02'38" East 725.58 feet to a point on a 30.0 foot radius curve to the right (chord bearing North 45°02'38" East chord length 42.43 feet); thence 47.12 feet along the arc of said curve; thence South 89°57'22" East 446.00 feet to the point of beginning.

Return to: Salt Lake County Recorder
C/O NTALBOT
2001 S State St #N1-600
Salt Lake City, UT 84109-1150

14303954 B: 11527 P: 2205 Total Pages: 5
10/23/2024 09:43 AM By: csummers Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To NTALBOT



RECORDER'S NOTICE

NOTICE IS HEREBY GIVEN BY THE SALT LAKE COUNTY RECORDER'S
OFFICE as follows:

This document is being recorded to cause an effect on taxed parcels as shown below, based on the following identified document(s) as previously recorded with this office and subjected to the conditions set forth.

This Notice is given to retroactivley segregate the parcel number(s) below and to create new parcel number(s) for taxation, for record clarification and to correct any matters caused by inadvertence or mistake.

	Document Type	Recorded	Entry	Book	Page
1.	SWD	11/1/2023	14170292	11454	1638

14170292 B: 11454 P: 1638 Total Pages: 3
11/01/2023 02:01 PM By: VAnguyn 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

Mail Recorded Deed & Tax Notice To:
Boyer One Airport BTS, L.C., a Utah limited liability company
101 South 200 East, Ste 200
Salt Lake City, UT 84111



File No.: 172420-CAF

SPECIAL WARRANTY DEED

Boyer One Airport BTS, 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 One Airport BTS, 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.: 08-28-426-001 (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.

This Special Warranty Deed is given to effectuate the lot line adjustment approved by Salt Lake City pursuant to that certain Notice of Subdivision Approval for Lot Line Adjustment recorded February 6, 2014 as Entry No. 11800941 in Book 10209, at Page 8510 in the office of the Salt Lake County Recorder, and to create a new tax parcel as to the property described herein.

[Signature on following page]

Dated this OCTOBER 19, 2023

Boyer One Airport BTS, L.C., a Utah limited liability company

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

BY: 
Brian Gochnour
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this October 19, 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 One Airport BTS, L.C., a Utah limited liability company.

Beverly Bott
Notary Public

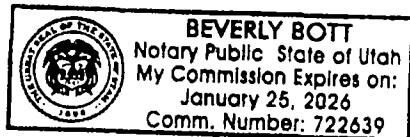


EXHIBIT A
Legal Description

A portion of Lot 1, ONE AIRPORT CENTER PHASE 1, according to the official plat thereof, filed on August 8, 2000 as Entry No. 7694149 in Book "2000P" of Plats at Page 206 of the official records of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point North 89°57'22" West 556.29 feet along the North lot line from the Northeast corner of Lot 2, ONE AIRPORT CENTER PHASE 1 SUBDIVISION, thence South 0°02'38" West 76.85 feet; thence North 89°57'03" West 56.00 feet; thence South 0°02'38" West 679.41 feet; thence North 89°51'50" West 420.01 feet; thence North 0°02'38" East 725.58 feet to a point on a 30.0 foot radius curve to the right (chord bearing North 45°02'38" East chord length 42.43 feet); thence 47.12 feet along the arc of said curve; thence South 89°57'22" East 446.00 feet to the point of beginning.



Parcel Number(s) and Legal Description(s)

Parcel Number	Property Description For Taxation Purposes Only
08-28-426-003-0000	BEG N 89°57'22" W 556.29 FT FR NE COR OF LOT 2, ONE AIRPORT CENTER PHASE 1 SUB; S 0°02'38" W 76.85 FT; N 89°57'03" W 56 FT; S 0°02'38" W 679.41 FT; N 89°51'50" W 420.01 FT, N 0°02'38" E 725.58 FT; NE'LY ALG A 30 FT RADIUS CURVE TO THE R, 47.12 FT (N 45°02'38" E), S 89°57'22" E 446 FT TO BEG. (BEING A PORTION OF LOT 1, ONE AIRPORT CENTER PHASE 1)
08-28-426-004-0000	BEG NE COR OF LOT 2, ONE AIRPORT CENTER PHASE 1; S 0°44'11" E 60.34 FT; S 04°52'05" W 699.29 FT; N 89°51'50" W 554.29 FT; N 0°02'38" E 679.41 FT; S 89°57'03" E 56 FT; N 0°02'38" E 76.85 FT; S 89°57'22" E 556.29 FT TO BEG. (BEING A PORTION OF LOT 1 AND ALL OF LOT 2, AIRPORT ONE CENTER PHASE 1)