

Return to: Salt Lake County Recorder

C/O NTALBOT

2001 S State St #N1-600

Salt Lake City, UT 84109-1150

14303955 B: 11527 P: 2210 Total Pages: 6
10/23/2024 09:44 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.

Other.

	Document Type	Recorded	Entry	Book	Page
1.	SWD	11/1/2023	14170293	11454	1641

14170293 B: 11454 P: 1641 Total Pages: 4
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 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Boyer Airport Center II, a Utah general partnership
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, and Boyer Airport Center II, L.C., a Utah limited liability company, formerly known as, and successor by conversion to, Boyer Airport Center II, a Utah general partnership,

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 Airport Center II, 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.: Part of 08-28-426-001 and all of 08-28-426-002 (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 consolidate the tax parcel numbers into a single 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

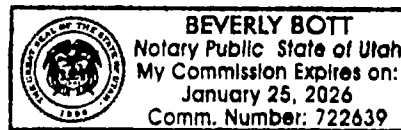
BY: Brian Gochmour
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this October 19, 2023, before me, personally appeared Brian Gochmour, 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



Boyer Airport Center II, 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 Airport Center II, L.C., a Utah limited liability company.

Beverly Bott
Notary Public

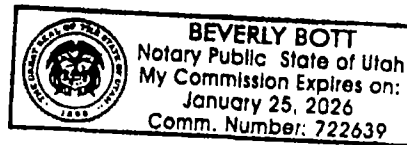


EXHIBIT A
Legal Description

Lot 2 and 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 the Northeast corner of Lot 2 of the ONE AIRPORT CENTER PHASE 1 subdivision plat, thence South 0°44'11" East 60.34 feet; thence South 04°52'05" West 699.29 feet; thence North 89°51'50" West 554.29 feet; thence North 0°02'38" East 679.41 feet; thence South 89°57'03" East 56.00 feet; thence North 0°02'38" East 76.85 feet; thence South 89°57'22" East 556.29 feet to the point of beginning.

**Parcel Number(s) and Legal Description(s)**

Parcel Number

Property Description For Taxation Purposes Only

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)

14306728 B: 11528 P: 8021 Total Pages: 3
10/29/2024 03:28 PM By: BGORDON 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

182286-MCF 6
Tax Parcel No.: 08-28-426-004

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

Boyer Airport Center II, 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 28th day of October, 2024.

Boyer Airport Center II, L.C., a Utah limited liability company, by its manager

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

By: [Signature]
Name: BRIAN GOCHNOUR
Its: Manager

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

On this 28th day of October, 2024, before me, the undersigned, personally appeared Brian Gochmour, 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 Airport Center II, 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
NOTARY PUBLIC
Residing at: DAVIS County

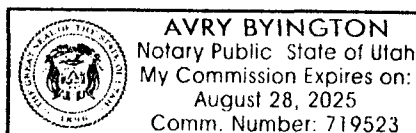


EXHIBIT "A"

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:

Lot 2 and a portion of Lot 1, ONE AIRPORT CENTER PHASE 1 PLAT, 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 the Northeast corner of Lot 2 of the One Airport Center Phase 1 Plat; thence South 00°44'11" East 60.34 feet; thence South 04°52'05" West 699.29 feet; thence North 89°51'50" West 554.29 feet; thence North 00°02'38" East 679.41 feet; thence South 89°57'03" East 56.00 feet; thence North 00°02'38" East 76.85 feet; thence South 89°57'22" East 556.29 feet to the point of beginning.