

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

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

182198-MCF 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: [Signature]
Name: Brian Gochnow
Its: Manager

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

On this 28th day of October, 2024, before me, the undersigned, personally appeared Brian Gochnow, 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

[Signature]
NOTARY PUBLIC
Residing at: Davis County

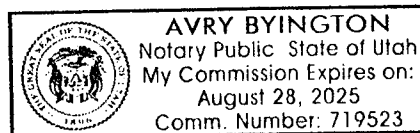


EXHIBIT "A"

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.

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

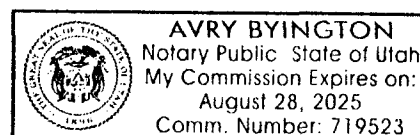


EXHIBIT "A"

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.