

**WHEN RECORDED, RETURN TO:**

Cheney Law Group  
Attn: Brian C. Cheney  
2825 E. Cottonwood Pkwy, Suite 500  
Salt Lake City, UT 84121

13206079  
2/28/2020 4:14:00 PM \$40.00  
Book - 10903 Pg - 6646-6651  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 6 P.

119952-ETF

**QUITCLAIM DEED  
[LOT CONSOLIDATION]**

**THIS QUITCLAIM DEED (“Deed”)** is made as of this 28 day of February, 2020, by **Midvale Creekview Holdings, LLC**, a Delaware limited liability company, whose address is 4655 S. 2300 E., Suite 205, Holladay, Utah 84117, as grantor, in favor of **Midvale Creekview Holdings, LLC**, a Delaware limited liability company (hereinafter called “**Midvale Creekview**”), as grantee.

**RECITALS**

A. WHEREAS Midvale Creekview is the owner of those certain tracts of land, described in Special Warranty Deed recorded October 15, 2018, as Entry No.: 12867618, in Book 10721, at Page 6759-6762 and Special Warranty Deed recorded June 12, 2018, as Entry No.: 12789559, in Book 10683, at Page 3455-3458, and that certain Boundary Line Agreement recorded February 7, 2020, as Entry No.: 13189766, in Book 10894, at Page 2650-2660, on file and of record in the Office of the Salt Lake County Recorder, said property identified by County Tax I.D. Numbers: 22-29-130-007, 22-29-130-008, 22-29-130-009, 22-29-130-019, 22-29-130-011, 22-29-130-0017, & 22-29-130-0013, located in Midvale City, County of Salt Lake, State of Utah (the “**Original Property**”); and

B. WHEREAS Midvale Creekview desires, and this Deed is intended to, consolidate the “Original Property” into a single tract of land as more particularly shown on Exhibit A attached hereto, and described on Exhibit B attached hereto, and made apart hereof by this reference.

**NOW, THEREFORE**, in consideration of the above premises and the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt and accuracy of which are hereby acknowledged, Midvale Creekview, as grantor, does hereby quitclaim unto itself, as grantee, any and all right, title and interest in and to the “Original Property”, with the specific intent to consolidate said “Original Property” into a single tract of land, as more particularly described in Exhibit B attached hereto;

**SUBJECT TO** any and all other easements or right-of-way, recorded or unrecorded, for the installation and maintenance of public utilities, and subject to all existing rights-of-way and easement of any third parties that may be established by law.


DATED as of the date first above mentioned.

*[Signature Page to Follow]*

**MIDVALE CREEKVIEW HOLDINGS, LLC:**

**MIDVALE CREEKVIEW HOLDINGS, LLC**

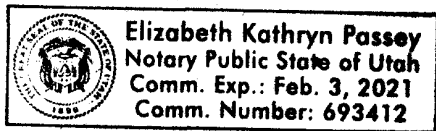
A Delaware limited liability company


By:   
Name: Adam L. Davis  
Title: Authorized Representative

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

On this 4<sup>th</sup> day of February, 2020, before me, a notary public, personally appeared Adam L. Davis, who being by me duly sworn did say that he is the Authorized Representative of Midvale Creekview Holdings, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of the said limited liability company.


WITNESS my hand and official seal.



  
NOTARY PUBLIC  
My Commission Expires: 2/3/21

*[signatures continue on following page]*

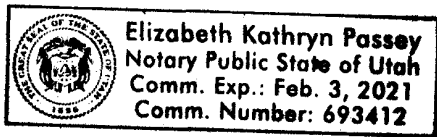
**MIDVALE CREEKVIEW HOLDINGS, LLC (cont.):**


By:   
Name: Thomas R. Henriod  
Title: Authorized Representative

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

On this 4<sup>th</sup> day of February, 2020, before me, a notary public, personally appeared Thomas R. Henriod, who being by me duly sworn did say that he is the Authorized Representative of Midvale Creekview Holdings, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of the said limited liability company.

WITNESS my hand and official seal.



  
NOTARY PUBLIC  
My Commission Expires: 2/3/21

**EXHIBIT A**

**Survey**



## EXHIBIT B

### Legal Description of Consolidated Parcel

**A parcel of land situate within the Northwest Quarter of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Midvale City, County of Salt Lake, State of Utah and being more particularly described as follows:**

Beginning at a point on the east line of 900 East Street, per that certain Warranty Deed conveyed to the Utah Department of Transportation (UDOT), Recorded June 12, 1972, as Entry No.: 2462515, on file with the Salt Lake County Recorder's Office, said point being South 66°14'47" East, along the South Union Avenue centerline, a distance of 64.71 feet, and North 23°45'13" East, perpendicular to said centerline, a distance of 33.00 feet, from the monument at the intersection of South Union Avenue and 900 East Street, (*Basis of Bearing being South 69°34'15" East, between monuments found at 900 East and 1000 East Street*) said point of beginning also being East, a distance of 1771.37 feet and South, a distance of 1436.43 feet, from the Northwest corner of said Section 29; and running thence North 0°10'59" East, along the east right-of-way line of said 900 East Street, a distance of 226.80 feet, to the south line of parcel described in Entry No.: 7735662; thence South 88°19'41" East, along said south line, a distance of 87.69 feet, to the southeast corner thereof; thence South 1°00'00" West, along the west line and the extension thereof of that certain tract of land described in Entry No.: 5477935, a distance of 87.21 feet; thence South 81°31'53" East, a distance of 53.47 feet; thence North 18°00'46" East, a distance of 6.83 feet, to the southeast corner of said tract; thence North 10°53'16" East, along the east line of said tract and line retraced per record of survey S2004-12-1151, a distance of 215.28 feet, to a point in the southerly line of North Union Avenue, said point being 33.00 feet perpendicular to the centerline of said North Union Avenue; thence South 71°59'14" East, along the said southerly line, a distance of 392.38 feet, to a point in the northwesterly line of the East Jordan Canal (66.00 feet wide), per Judgement of Condemnation, recorded April 27, 1923, in Book 11-T, at Page 183; thence southwesterly along the arc of a 444.80 feet radius non-tangent curve to the right, through a central angle of 20°14'23", a distance of 157.13 feet, subtended by a long chord bearing South 32°24'51" West, a distance of 156.31 feet, to a point of tangency; thence South 42°32'03" West, continuing along said northwesterly line of East Jordan Canal, a distance of 279.41 feet, to a point on the northerly line of South Union Avenue, said point being 40.00 feet perpendicular to the centerline thereof; thence along the said northerly line of South Union Avenue, the following four (4) courses: (1) North 70°03'40" West, a distance of 65.71 feet; (2) North 66°14'48" West, a distance of 90.89 feet; (3) South 6°30'39" West, a distance of 7.33 feet; (4) North 66°14'47" West, a distance of 149.89 feet, to the point of beginning.