

Return To:
Clearwater Homes, LLC
Attn; Micah Peters
336 West Broadway, Suite 110
Salt Lake City, Utah 84101

13051658
8/14/2019 1:39:00 PM \$40.00
Book - 10816 Pg - 2587-2589
RASHELLE HOBBS
Recorder, Salt Lake County, UT
ALTA TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

Windriver Investments, L.C., a Utah Limited Liability Company **Grantor(s)**
of Murray City, County of Salt Lake, State of Utah,
hereby **CONVEYS and WARRANTS against the Acts of the Grantor(s) only to**

Clearwater Homes, LLC, a Utah Limited Liability Company **Grantee(s)**
of Salt Lake City, County Salt Lake, State of Utah,
for the sum of TEN DOLLARS AND NO/100 -----DOLLARS,
and other good and valuable consideration
the following described tract of land in **Salt Lake County**, State of Utah:

See Attached **Exhibit "A" for Legal Description**, attached hereto and by this reference made a part hereof

SUBJECT TO current general taxes, easements, restrictions and rights of way of record.

WITNESS, the hand of said grantor(s), this 13th day of, August, A.D. 2019

Windriver Investments, L.C.,
a Utah Limited Liability Company

By: Millcrook, Inc.,
a Utah Corporation, Its Manager

By: 
Robert C. Miller, President

By: 
Carols S. Miller, Secretary

By: 
Scott W. Miller, Vice-President

Alta Title #17111

STATE OF Utah)
)ss.
COUNTY OF Salt Lake)

On the 13th day of August, 2019, personally appeared before me Robert C. Miller, President, Carols S. Miller, Secretary and Scott W. Miller, Vice-President, of Millcrock, Inc., a Utah Corporation, Manager of Windriver Investments, L.C., a Utah Limited Liability Company. The signer of the within instrument, who duly acknowledged to me that he executed the same, for and on behalf of Windriver Investments, L.C., a Utah Limited Liability Company, therein.



Notary Public

My Commission Expires: 07-17-2020
Residing at: Centerville, Utah

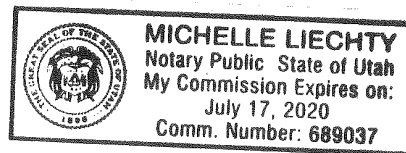


Exhibit "A"
(Legal Description)

A parcel of land situated in the Northeast quarter of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows:

Commencing at the East Quarter corner of said Section 1; thence North $87^{\circ}01'34''$ East 16.16 feet to the Monument Line of Main Street; thence North $0^{\circ}15'54''$ East 1741.07 feet along the said Monument Line; thence North $76^{\circ}16'11''$ West 33.93 feet to the True Point of Beginning, said point being the intersection of the 1968 Murray City Annexation Boundary in Big Cottonwood Creek and a line 33 feet West of the Main Street Monument Line; and running from the above described point of beginning along the annexation boundary as follows:

North $76^{\circ}16'11''$ West 23.32 feet; thence North $40^{\circ}00'30''$ West 154.80 feet; thence North $68^{\circ}26'54''$ West 290.80 feet; thence North $76^{\circ}57'23''$ West 457.00 feet; thence South $29^{\circ}13'33''$ West 51.05 feet to the point of intersection with a line parallel to and 33.00 feet Easterly of the railroad centerline; thence North $8^{\circ}59'00''$ West along the East railroad right-of-way line 359.40 feet; thence South $89^{\circ}14'45''$ East 748.55 feet more or less to a point on the West boundary line of Gordon's South Lawn Addition Subdivision; thence South $3^{\circ}50'00''$ West along said West boundary line 368.14 feet to the Southwest corner of Lot 21, Block 4, Gordon's South Lawn Addition; thence North $85^{\circ}15'$ East along the South line of said Lot 21, 197.01 feet; thence South $0^{\circ}15'54''$ West 283.64 feet to the Point of Beginning.

The following is shown for information purposes only: 21-01-228-015