

9837

WHEN RECORDED MAIL TO:  
Block C SPE, LLC  
6340 South 3000 East #500  
Salt Lake City, Utah 84121

13160411  
12/31/2019 12:08:00 PM \$40.00  
Book - 10880 Pg - 315-317  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
ARTISAN TITLE  
BY: eCASH, DEPUTY - EF 3 P.

## WARRANTY DEED

**3205 MILLCREEK, LLC**

of Salt Lake, County of Salt Lake, State of Utah

Grantor,

hereby CONVEY and WARRANTY to

**Block C SPE, LLC a Delaware limited liability company**

Grantee,

of Salt Lake, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of UT, to-wit

See Attached Exhibit "A"

16-29-430-007, 16-29-430-008, 16-29-430-009, 16-28-303-003

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

WITNESS the hand of said grantor, this 23rd day of December , 2019

3205 Millcreek, LLC



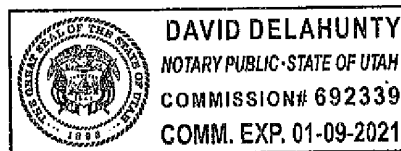
By: Gregg T. Christensen, Manager

STATE OF UTAH                    )  
  :ss  
COUNTY OF SALT LAKE        )

On the 23rd day of December, 2019, personally appeared before me Gregg T. Christensen, the manager of 3205 Millcreek, LLC the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public



ORDER NUMBER: 9837

**EXHIBIT "A"**

**Parcel 1:**

Commencing North 0°04' West 432.84 feet and 146.2 feet East from the Southeast Corner of Block 27, Ten Acre Plat "A", Big Field Survey; and running thence East 56 feet; thence North 0°04' West 133.53 feet; thence North 89°30' West 56 feet; thence South 0°04' East 133.92 feet to beginning. Being in the Northwest Quarter of the Southwest Quarter, Section 28, Township 1 South, Range 1 East, Salt Lake Meridian.

**Parcel 2:**

Commencing North 00°04' West 432.84 feet and 202.2 feet East from the Southeast Corner of Block 27, Ten Acre Plat "A", Big Field Survey; and running thence East 56 feet, thence North 00°04' West 133.13 feet, thence North 89°30' West 56 feet, thence South 00°04' East 133.53 feet to the point of beginning.

**Parcel 3:**

Commencing 4 rods East and North 0°04' West 432.84 feet and East 192.2 feet from the Southeast Corner of Block 27, Ten Acre Plat "A", Big Field Survey, and running thence North 0°04' West 133.13 feet; thence South 89°30' East 48.0 feet; thence South 0°04' East 132.5 feet; thence West 48.0 feet to beginning.

**Parcel 4:**

Commencing 4 rods East and North 0°04' West 432.84 feet and East 240.2 feet from the Southeast corner of Block 27, Ten Acre Plat "A", Big Field Survey, and running thence East 48.25 feet; thence North 0°04' West 131.22 feet; thence North 89°30' West 48.25 feet; thence South 0°04' East 132.5 feet to beginning.

Parcels 1 through 4 are described by survey as:

This legal describes Parcel Identification No, 16-29-430-007, 16-29-430-008, 16-29-430-009, and 16-28-303-003, situate in the Southwest Quarter (SW 1/4) of Section 28 and the Southeast Quarter (SE 1/4) of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and more particularly described as follows:

Commencing at the intersection of 1300 East Street and 3300 South Street, said intersection being a found brass cap monument; thence North 00°16' 00" East 436.27 feet to a point on the centerline of 3205 South Street as dedicated per that certain "Right of Way Plat", Book I, Page 99, on file at the Salt Lake County, Utah Recorder's Office; thence along said centerline North 89° 20'00" East 113.60 feet; thence departing said centerline North 00° 40' 00" West 24.75 feet to a point on the north right-of-way line of 3205 South Street; said point also being North 00°16'00" East 427.76 feet (record North 00° 04' West 432+84 feet) and North 89° 20' 00" East 146.20 feet (record East 146.20 feet) from the Southeast Corner of Lot 1, Block 27, Ten Acre Plat 'A', Big Field Survey; said point also being the Point of Beginning; Thence departing said north right-of-way line North 00° 16' 00" East 138.64 feet (record North 00°04' West 133.92 feet); thence South 89°57'13" East 56.00 feet (record South 89°30' East 56.00 feet) to the Southwest corner of Brickyard Village, a Utah Condominium Project per Book 2007p, Page 238, on file at the Salt Lake County, Utah Recorder's Office; thence continuing South 89° 57' 13" East 152.25 feet (record South 89°30' East 152.25 feet) along the south line of said Brickyard Village; thence departing said south line South 00° 16'00" West 136.05 feet (record South 00°04' East 131.22 feet) to a point on the north right-of-way line of said 3205 South Street; thence along said north right-of-way line South 89° 20'00" West 208.28 feet (record West 208.25 feet) to the Point of Beginning.

**BASIS OF BEARING**

North 89° 48'00" East, being the bearing of the monument line of 3300 South Street between found monuments at 1300 East Street (Richmond Street) and Highland Drive.