

**WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:**

Miller Family Real Estate, L.L.C.
c/o Greg Flint
351 Opportunity Way
Draper, Utah 84020

13340233
7/27/2020 12:57:00 PM \$40.00
Book - 10986 Pg - 4041-4044
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Affects Parcel No.: 15-13-102-002

SUBDIVISION DEED
(Lot #2)


MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company (“MFRE”), whose principal office is located at 351 Opportunity Way, Draper, Utah 84020, is the fee simple owner of that certain real property located in Salt Lake City, Salt Lake County, Utah, more particularly described and depicted on Exhibit “A” attached hereto and incorporated herein (“Parcel A”).

Pursuant to that certain Notice of Subdivision Approval by the Salt Lake City Planning Division dated July 22, 2020 and recorded July 27, 2020 as Entry No. 13340031, the purpose of this Subdivision Deed (this “Deed”) is to effectuate the subdivision of Parcel A into two (2) adjoining lots, as generally depicted on Exhibit “A” attached hereto (respectively, “Lot 1” and “Lot 2”). Lot 1 consists of 523,472 square feet, or 12.017 acres, with an approximate address of 1340 S. 500 W., Salt Lake City, Utah 84115. Lot 2 consists of 221,136 square feet, or 5.077 acres, with an approximate address of 1420 S. 500 W., Salt Lake City, Utah 84115, and is more particularly described in Exhibit “B” attached hereto.

NOW THEREFORE, in order to effectuate the subdivision of Parcel A and to create Lot 2, MFRE hereby conveys and warrants to MFRE, for the sum of Ten Dollars and other good and valuable consideration, Lot 2, and does hereby submit this Deed to the Salt Lake County Recorder’s Office for recordation.

IN WITNESS WHEREOF, MFRE has executed this Deed as of this 23 day of July 2020.

MILLER FAMILY REAL ESTATE, L.L.C.,
a Utah limited liability company

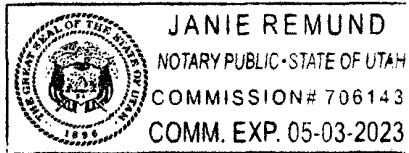
By: 
Bradley E. Holmes, President

CTI 124512

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

The foregoing instrument was acknowledged before me this **23** day of July, 2020, by Bradley E. Holmes, as President of MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, on behalf of said company.

WITNESS my hand and official seal.



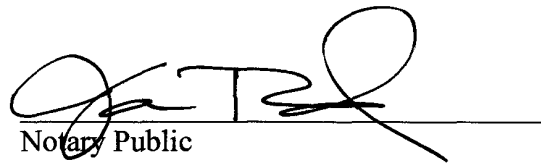

Notary Public

EXHIBIT "B"

Legal Description of Lot 2

(For Reference Purposes Only APN: 15-13-102-002)

A part of Lots 14 and 15, Block 6, Five Acre Plat "B", Big Field Survey of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, Utah:

Beginning at a point on the East line of said Block 6, located 759.27 feet South $0^{\circ}01'13''$ East from the Northeast Corner of said Lot 12, said Northeast Corner being 1575.26 feet North $89^{\circ}56'37''$ East along the monument line and 39.65 feet South $0^{\circ}01'13''$ East from a brass cap monument found marking the intersection of 700 West Street and 1300 South Street and running thence South $0^{\circ}01'13''$ East 389.54 feet along the East line of said Block 6; thence South $89^{\circ}48'35''$ West 556.72 feet; thence North $0^{\circ}08'45''$ 350.08 feet; thence South $89^{\circ}43'36''$ East 46.22 feet; thence North $0^{\circ}08'45''$ West 63.11 feet; thence South $89^{\circ}59'28''$ East 260.02 feet; thence South $0^{\circ}08'45''$ East 22.38 feet; thence North $89^{\circ}48'35''$ East 251.35 feet to the East line of Block 6 and the point of beginning.

Contains 221,136 sq. ft.
or 5.077 acres

When recorded, return to:
Cottonwood Title Ins. Agency, Inc.
1996 East 6400 South #120
Salt Lake City, UT 84121

13386823
9/9/2020 11:15:00 AM \$40.00
Book - 11014 Pg - 5998-5999
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

File No.: 124512-TOF

TAX ID: 15.13.102.002

AFFIDAVIT

COMES NOW R. Bruce Hancey who, after first being duly sworn, hereby represents as follows:

1. I am of legal age, familiar with the subject matter of this Affidavit and competent in all respects to make the representations set forth herein.
2. I am a licensed title officer currently employed by Cottonwood Title Insurance Agency, Inc., located at 1996 East 6400 South, Salt Lake City, Utah 84121.
3. I am familiar with the following documents (collectively, the "Documents") that have been recorded in the office of the County Recorder of Salt Lake County, State of Utah:
 - a. Notice of Subdivision Approval recorded July 27, 2020 as Entry No. 13340031, in Book 10986, at Pages 2217-2226 of the official records of the Salt Lake County Recorder.
 - b. Subdivision Deed (Lot #2) recorded July 27, 2020 as Entry No. 13340233, in Book 10986, at Pages 4041-4044 of the official records of the Salt Lake County Recorder.
 - c. Deed of Partial Reconveyance recorded September 1, 2020 as Entry No. 13380908, in Book 11010, at Pages 8793-8794 of the official records of the Salt Lake County Recorder.

4. Due to an apparent scrivener's error, each of the Documents contained the following **erroneous** right of way description:

A part of Lots 14 and 15, Block 6, Five Acre Plat "B", Big Field Survey of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, Utah:

Beginning at a point on the East line of said Block 6, located 759.27 feet South 0°01'13" East from the Northeast Corner of said Lot 12, said Northeast Corner being 1575.26 feet North 89°56'37" East along the monument line and 39.65 feet South 0°01'13" East from a brass cap monument found marking the intersection of 700 West Street and 1300 South Street and running thence South 0°01'13" East 389.54 feet along the East line of said Block 6; thence South 89°48'35" West 556.72 feet; thence North 0°08'45" 350.08 feet; thence South 89°43'36" East 46.22 feet; thence North 0°08'45" West 63.11 feet; thence South 89°59'28" East 260.02 feet; thence South 0°08'45" East 22.38 feet; thence North 89°48'35" East 251.35 feet to the East line of Block 6 and the point of beginning.

5. The **correct** right of way description which should have been shown in the Documents is:

A part of Lots 14 and 15, Block 6, Five Acre Plat "B", Big Field Survey of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, Utah:

Beginning at a point on the East line of said Block 6, located 759.27 feet South 0°01'13" East from the Northeast Corner of said Lot 12, said Northeast Corner being 1575.26 feet North 89°56'37" East along the monument line and 39.65 feet South 0°01'13" East from a brass cap monument found marking the intersection of 700 West Street and 1300 South Street and running thence South 0°01'13" East 389.54 feet along the East line of said Block 6; thence South 89°48'35" West 556.72 feet; thence North 0°08'45" **West** 350.08 feet; thence South 89°43'36" East 46.22 feet; thence North 0°08'45" West 63.11 feet; thence South 89°59'28" East 260.02 feet; thence South 0°08'45" East 22.38 feet; thence North 89°48'35" East 251.35 feet to the East line of Block 6 and the point of beginning.

6. This Affidavit is given pursuant to UCA 57-3-106(9) to correct the clerical error described herein.

Dated this September 9, 2020.



R. Bruce Hancey

SUBSCRIBED AND SWORN before me this 9th day of September 9, 2020.

