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7/9/2020 3:57:00 PM \$40.00
Book - 10976 Pg - 4893-4895
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Millcreek, a Utah municipality
3330 South 1300 East
Millcreek, UT 84106



File No.: 128191-CAF

WARRANTY DEED

Maximilian X. Pia, a married man

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Millcreek, a Utah municipality

GRANTEE(S) of Millcreek, State of Utah

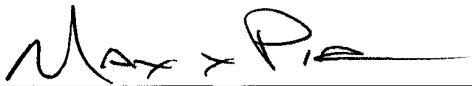
for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-29-429-005 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

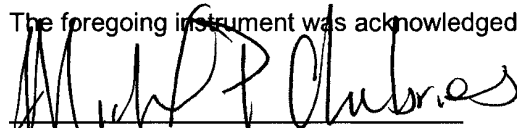
Dated this 9th day of July, 2020.


Maximilian X. Pia

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 9th of July, 2020 by Maximilian X. Pia.


Notary Public

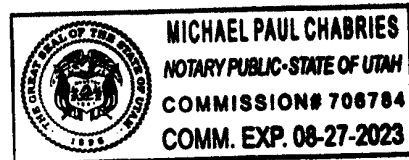


EXHIBIT A
Legal Description

Beginning 782.97 feet South and 66.87 feet West from the West quarter corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 86°24'00" West 65.3 feet; thence North 105 feet, more or less to Hoagland Ditch; thence South 71°00'00" East along said ditch 68.93 feet; thence South 90 feet, more or less, to the place of beginning. Located in the Northeast quarter of the Southeast quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian.



The Order of the Court is stated below:

Dated: November 16, 2021
01:49:02 PM

/s/ ROBERT FAUST
District Court Judge

13849246 B: 11283 P: 4956 Total Pages: 2
12/16/2021 04:33 PM By: ndarmiento Fees: \$40.00
JUDGE: JUDGMENT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

P. Matthew Muir (9560)
JONES, WALDO, HOLBROOK & McDONOUGH, P.C.
170 South Main St., Ste. 1500
Salt Lake City, Utah 84101
Telephone: (801) 521-3200
mmuir@joneswaldo.com

Attorneys for Plaintiff

IN THE THIRD DISTRICT COURT, SALT LAKE COUNTY, STATE OF UTAH

<p>CITY OF MILLCREEK,</p> <p>Plaintiff,</p> <p>vs.</p> <p>JAKOB JENNINGS, NATHAN JENNINGS, HEIDI BARBER, DEBORAH HOWELLS, DOUGLAS CHRISTENSEN, NOAL W. CHRISTENSEN, GARY E. CHRISTENSEN, TONNA C. EPPERSON, SHERILYN QUENTIN, and DOES I – XX, the unknown heirs of WILLIAM F. CHRISTENSEN,</p> <p>Defendants.</p>	<p>DEFAULT JUDGMENT</p> <p>Case No. 210903614</p> <p>Judge Robert Faust</p>
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The Court, having reviewed Plaintiff’s Motion for Entry of Default Judgment, and for good cause shown, hereby enters JUDGMENT as follows:

- Judgment is entered on Plaintiff’s First Claim for Relief quieting title in favor of Millcreek against all right, title, and interest of Jakob Jennings, Nathan Jennings, Heidi Barber, Deborah Howells, Douglas Christensen, Noal W. Christensen, Gary E. Christensen, Tonna C. Epperson, Sherilyn Quentin, DOES I-XX being the unknown heirs and successors in interest of William F. Christensen and all persons unknown claiming right, title, estate, interest in, or lien in

the real property (collectively "Defendants") located at 1311 East Woodlant Ave., Millcreek, UT 84106 and more particularly described as follows:

Beginning 782.97 feet South and 66.87 feet West from the Northwest corner of the Southwest quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian, thence North 86°24'00" West 65.3 feet; thence North 142.3 feet; thence South 71°00'00" East 68.93 feet; thence South 123.96 feet to the point of beginning.

Parcel No. 16-29-429-005

(the "Real Property")

2. All right, title, and interest, if any, of the Defendants in the Real Property is hereby extinguished and cleared from title to the Real Property. Millcreek City is the sole owner of the Real Property.

*END OF ORDER, the Court's signature and seal will appear at the top of the first page.