

Recorded 04-FEB-2022 Filing No. 102443
At 03:17 PM Bk T12 Pg 1795 Fee \$40.00
Krystal G Butterfield Rich County Recorder
By TOWN OF GARDEN CITY

courtesy



Mail Tax Notices to:
485 N Bear Lake Blvd, Garden
City, UT 84028



SPECIAL WARRANTY DEED
(CORPORATE FORM)

MMB, LLC

a limited liability company organized and existing under the laws of the State of Utah
grantor, with its principal office at the State of Utah, hereby CONVEYS and WARRANTS only as
against all claiming by, through or under it to

MMB, LLC, a Utah limited liability company

grantee for the sum of TEN DOLLARS and other good and valuable consideration the following
described tracts of land in Rich County, State of Utah.

PARCEL 1: (Part of Tax Parcel No. 41-16-000-0062)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 14
NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 300 WEST STREET, SAID
POINT BEING N.0°04'53"E. ALONG THE SECTION LINE 1494.59 FEET AND S.89°54'31"E. 50.00
FEET FROM A GIN SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 16;
THENCE S.89°54'31"E. 417.96 FEET; THENCE S.0°04'53"W. 536.97 FEET; THENCE
N.89°56'01"W. 417.96 FEET TO SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY
N.0°04'53"E. 537.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (Part of Tax Parcel No. 41-16-000-0062)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 14
NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 300 WEST STREET, SAID
POINT BEING N.0°04'53"E. ALONG THE SECTION LINE 748.81 FEET AND S.89°56'01"E. 50.00
FEET FROM A GIN SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 16;
THENCE S.89°56'01"E. 417.96 FEET; THENCE N.0°04'53"E. 208.44 FEET; THENCE N.89°56'01"W.
417.96 FEET TO SAID RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY S.0°04'53"W.
208.44 FEET TO THE POINT OF BEGINNING.

This deed is given to split Tax Parcel No. 41-16-000-0062 into two separate parcels.

This document has been prepared as an accommodation by HICKMAN LAND TITLE COMPANY
without the benefit of a title search and its accuracy is not guaranteed.

kdt


1795

courtesy

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized managing members, this _____ day of January A.D. 2022.

MMB, LLC
BY:

BRANDON MOLDENHAUER, Member



CURTIS MOLDENHAUER, Member

DAN MOLDENHAUER, Member

DANIEL MURRIE MOLDENHAUER,
Member

DEBRA MOLDENHAUER, Member



HEATHER MOLDENHAUER, Member

JESSICA MOLDENHAUER, Member



MICHAEL LEWIS MOLDENHAUER,
Member



REBECCA MOLDENHAUER, Member

TERESA MOLDENHAUER, Member

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____)
) SS
County of _____)

On the _____ day of _____, 2022 personally appeared before me BRANDON MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

kdt

courtesy

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized managing members, this ____ day of January A.D. 2022.

MMB, LLC
BY:

BRANDON MOLDENHAUER, Member


DAN MOLDENHAUER, Member


DEBRA MOLDENHAUER, Member

JESSICA MOLDENHAUER, Member

REBECCA MOLDENHAUER, Member

CURTIS MOLDENHAUER, Member

DANIEL MURRIE MOLDENHAUER,
Member

HEATHER MOLDENHAUER, Member

MICHAEL LEWIS MOLDENHAUER,
Member

TERESA MOLDENHAUER, Member

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____)
) SS
County of _____)

On the _____ day of _____, 2022 personally appeared before me BRANDON MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

courtesy

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized managing members, this ____ day of January A.D. 2022.

MMB, LLC

BY:

[Signature]
BRANDON MOLDENHAUER, Member

CURTIS MOLDENHAUER, Member

DAN MOLDENHAUER, Member

DANIEL MURRIE MOLDENHAUER,
Member

DEBRA MOLDENHAUER, Member
Jessica Moldenhauer
JESSICA MOLDENHAUER, Member

HEATHER MOLDENHAUER, Member

MICHAEL LEWIS MOLDENHAUER,
Member

REBECCA MOLDENHAUER, Member

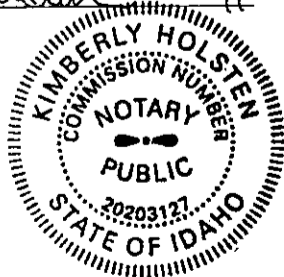
TERESA MOLDENHAUER, Member

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Idaho)
County of Caribou) SS

On the 10th day of Jan., 2022 personally appeared before me BRANDON MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

[Signature] Notary Public exp. 08/19/2024



courtesy

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized managing members, this _____ day of January A.D. 2022.

MMB, LLC
BY:

BRANDON MOLDENHAUER, Member

CURTIS MOLDENHAUER, Member

DAN MOLDENHAUER, Member

DANIEL MURRIE MOLDENHAUER,
Member

DEBRA MOLDENHAUER, Member

HEATHER MOLDENHAUER, Member

JESSICA MOLDENHAUER, Member

MICHAEL LEWIS MOLDENHAUER,
Member

REBECCA MOLDENHAUER, Member

TERESA MOLDENHAUER, Member

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____)
) SS
County of _____)

On the _____ day of _____, 2022 personally appeared before me BRANDON MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

kdt

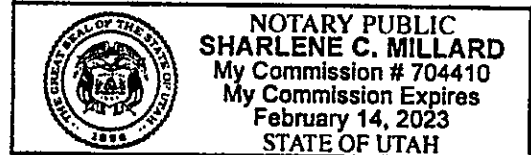
courtesy

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah)
County of Rich) SS

On the 6th day of January, 2022 personally appeared before me MICHAEL LEWIS MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Sharlene C. Millard
Notary Public



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah)
County of Rich) SS

On the 6 day of January, 2022 personally appeared before me REBECCA MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Kathy L. Hislop
Notary Public



kdt

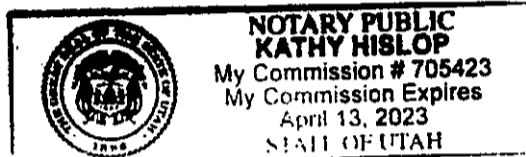
courtesy

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah)
 SS
County of Rich)

On the 10th day of July, 2022 personally appeared before me HEATHER MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Kathy L. Hislop
Notary Public



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____)
 SS
County of _____)

On the _____ day of _____, 2022 personally appeared before me JESSICA MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

kdt

courtesy

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____)
County of _____)
SS

On the _____ day of _____, 2022 personally appeared before me DANIEL MURRIE MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

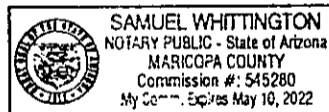
Notary Public

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Arizona)
County of Maricopa)
SS

On the 6th day of January, 2022 personally appeared before me DEBRA MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Samuel Whittington
Notary Public



kd:

courtesy

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____)
County of _____)
SS

On the _____ day of _____, 2022 personally appeared before me HEATHER MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

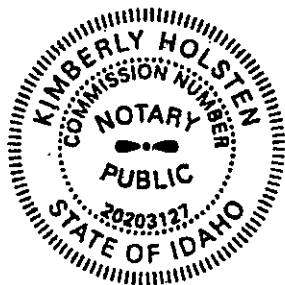
Notary Public

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Idaho)
County of Caribou)
SS

On the 10th day of Jan., 2022 personally appeared before me JESSICA MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Kimberly Holsten Notary Public exp. 08/19/2026



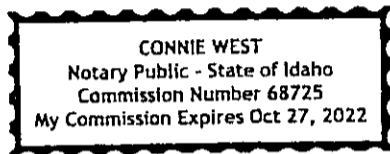
courtesy

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Idaho)
)
) SS
County of Madison)

On the 6th day of January, 2022 personally appeared before me DANIEL MURRIE MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Connie West
Notary Public



LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____)
)
) SS
County of _____)

On the _____ day of _____, 2022 personally appeared before me DEBRA MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

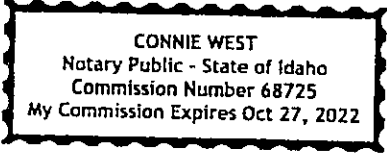
courtesy

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Idaho)
) SS
County of Madison)

On the 6th day of January, 2022 personally appeared before me TERESA MOLDENHAUER who being by me duly sworn did say, each for himself, that they are a member of MMB, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Connie West
Notary Public

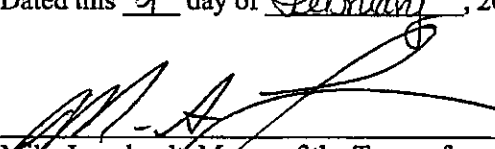


kdt

LOT SPLIT APPROVAL ACKNOWLEDGMENT

The undersigned hereby acknowledge that the foregoing lot split of the parcel of real property described in the foregoing Special Warranty Deed, by MMB, LLC, as grantor, to MMB, LLC, a Utah limited liability company, as grantee, was approved in compliance with Chapter 11E-506 of the Ordinances of the Town of Garden City, State of Utah.

Dated this 2 day of February, 2022.



Mike Leonhardt, Mayor of the Town of
Garden City, Utah



Dan Kurek, Planning Commission Chair of
the Town of Garden City, Utah

Attest:



Town Clerk

kdt

1808