

Mail Recorded Deed and Tax Notice To:  
Midvalley Holdings, LLC, a Utah limited liability company  
1085 West 9000 South  
West Jordan, UT 84088

13928290 B: 11326 P: 3850 Total Pages: 3  
04/07/2022 02:57 PM By: sarvizo Fees: \$40.00  
WD- WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 155854-CAS

---

## WARRANTY DEED

Nelson Jones PLLC

**GRANTOR(S)** of West Jordan, State of Utah, hereby Conveys and Warrants to

Midvalley Holdings, LLC, a Utah limited liability company

**GRANTEE(S)** of West Jordan, 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.:** 27-02-326-028 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 1st day of April, 2022.

Nelson Jones PLLC

BY: 

Nathaniel N. Nelson  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 1st day of April, 2022, before me, personally appeared Nathaniel N. Nelson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Nelson Jones, PLLC.



Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at a point North 89°58'02" East 1846.01 feet and South 00°01'58" East 53.28 feet from the West quarter corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 00°01'58" East 326.91 feet; thence North 89°58'02" East 125.00 feet; thence North 00°01'58" West 321.75 feet; thence Northwesterly along an 11,512.16 foot radius curve to the right 71.04 feet; thence North 87°34'11" West 54.06 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion included in the Hidden Peak Drive Roadway Dedication recorded November 28, 2005 as Entry No. 9564309 in Book 9222 at Page 2660.