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11/18/2021 8:57:00 AM \$46.00
Book - 11270 Pg - 7901-7904
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PARAMOUNT TITLE
BY: eCASH, DEPUTY - EF 4 P.

MAIL TAX NOTICE TO:

Grantee 4614 S. Highland dr.
SALT LAKE UTAH 84109

Paramount Title Corp. File No. 21-11391
PARCEL I.D. #16-28-430-016,

16-28-430-017
16-28-430-018

Warranty Deed

Millcreek Land Company LLC, and MTC Apartments Montage 4 LLC and JCW Properties II, LLC

grantor of Salt Lake, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to

Millcreek Village Townhomes, L.L.C. a Utah Limited Liability Company

grantee of Salt Lake, County of Salt Lake, State of Utah, for the sum of OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS, the following described tract of land in Salt Lake County, State of Utah:

Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, MILLCREEK VILLAGE TOWNHOMES, according to the official plat thereof, recorded in the office of the County Recorder, November 10, 2021, as Entry No.13820654 in Plat Book 2021at page 284, Together with any and all undivided ownership interest in the "Common Areas and Facilities", as set forth and described in the Declaration of Covenants, Conditions and Restrictions, and as identified on the Recorded Plat, In the Office of the County Recorder, County of Salt Lake, State of Utah.

(Being all of said Millcreek Village Townhomes).

(Being formerly described as, see Exhibit "A" attached hereto.

Subject to easements, restrictions, reservations, and rights of way of record.
Subject to annual property taxes for 2021 and subsequent years thereafter.

Warranty Deed (continued...)

WITNESS the hand of said grantor, this 1st day of November, 2021

X Millcreek Land Company LLC

By,
Its,

MTC Apartments Montage 4, LLC

By:
Its:

JCW Properties II, LLC

J. Carolyn Heger
By:
Its:

STATE OF UTAH

COUNTY OF Salt Lake

)
) ss.
)

On the 2nd day of November, 2021 personally appeared before me

Managing Member of Millcreek Land
Company LLC, and _____ Managing
Member of MTC Apartments Montage 4, LLC and J. Carolyn Heger
_____, Managing Member of JCW Properties II, LLC the signors
of the above instrument, who duly acknowledged to me that they executed the same.

My Commission Expires: 11.2.2024

Notary Public residing at: Salt Lake, Utah

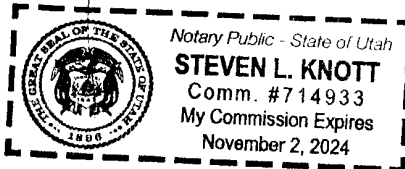


EXHIBIT A

Legal Description of the Property

The Property is located in the City of Millcreek, Salt Lake County, State of Utah, and is more particularly described as follows:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 3300 SOUTH STREET, SAID POINT BEING 1490.11 FEET SOUTH 00°04'00" EAST AND 300.47 FEET SOUTH 89°56'00" WEST FROM THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING 302.95 FEET NORTH 89°21'59" WEST ALONG THE CENTER LINE OF 3300 SOUTH STREET AND 33.00 FEET NORTH 00°38'01" EAST FROM THE MONUMENT AT THE INTERSECTION OF 3300 SOUTH STREET AND 2000 EAST STREET AND RUNNING THENCE NORTH 89°21'59" WEST 175.81 FEET ALONG SAID RIGHT OF WAY LINE OF 3300 SOUTH STREET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF 1940 EAST STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°04'00" EAST 166.25 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT 7, WASATCH GARDENS SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 89°56'00" EAST 175.80 FEET; THENCE SOUTH 00°04'00" WEST 167.99 FEET, MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF SAID 3300 SOUTH STREET AND THE POINT OF BEGINNING.

CONTAINING 29,380 SQUARE FEET OR 0.674 ACRES, MORE OR LESS