

When Recorded mail to:  
Mail Tax Notices to:  
GRANTEE'S ADDRESS:  
Creekside Commons LLC  
4080 S. West Temple Street  
Millcreek, Utah 84107

14186268 B: 11462 P: 899 Total Pages: 4  
12/15/2023 04:05 PM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: NATIONAL TITLE AGENCY OF UTAH, INC.  
6770 S 900 EMIDVALE, UT 840471773

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[PARCEL ID #27-22-251-039-0000]

### *Warranty Deed*

BBRE Investments, LLC, a Utah limited liability company, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants to Creekside Commons LLC, a Utah limited liability company, GRANTEE, of the City of Millcreek, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah:

See Exhibit "A" Attached Hereto And By Reference To Made a Part Hereof

SUBJECT TO all easements, covenants, restrictions, rights-of-way and reservations appearing of record, and taxes for the year 2023, and thereafter.

**This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.**

WITNESS the hand of said GRANTOR, this 15 day of December, A.D., 2023

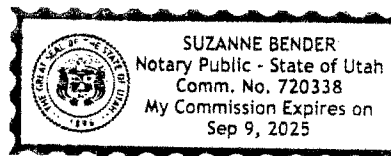
BBRE Investments, LLC,  
a Utah limited liability company



BY: Bryce H. Blanchard  
ITS: Sole Manager

State of Utah )  
County of Salt Lake )<sup>ss.</sup>

On the 15 day of December, A.D. 2023, personally appeared before me Bryce H. Blanchard, who being by me duly sworn, did say, that he is the Sole Manager of BBRE Investments, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said Bryce H. Blanchard acknowledged to me that said Limited Liability Company executed the same.

  
NOTARY PUBLIC

**EXHIBIT "A"**

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

Beginning at a point which is East along the quarter section line 1043.00 feet from the Southwest corner of the Northeast quarter of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 436.49 feet; thence East 122.20 feet to the South Jordan Canal; thence South 17°52'50" East 291.32 feet; thence South 06°15'45" East 160.20 feet; thence West 229.12 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion conveyed to Jay Rasmussen and Stacy Rasmussen by Warranty Deed recorded October 6, 2015 as Entry No. 12146648 in Book 10368 at Page 2660, described as follows:

Beginning at a point which is East along the quarter section line 1143.00 feet from the Southwest corner of the Northeast quarter of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 436.49 feet; thence East 22.20 feet to the South Jordan Canal; thence South 17°52'50" East 291.32 feet; thence South 06°15'45" East 160.20 feet; thence West 129.12 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to the Utah Department of Transportation by Warranty Deed recorded September 10, 2009 as Entry No. 10794532 in Book 9762 at Page 86, described as follows:

A parcel of land in fee for the widening of 11400 South Street, incident to the construction of Project No. SP-15-7(156)293, being part of an entire tract of property situate in the SW1/4NE1/4 of Section 22, T. 3 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at a point 1043.00 feet East along the quarter section line from the Center Quarter Corner (Southwest Corner of the Northeast Quarter by record) of said Section 22, as monumented, said point is 1.57 feet perpendicularly distant southerly from the design line of said project opposite approximate engineer station 188+12.66, and running thence North 52.09 feet along the westerly boundary line of said entire tract to a point 50.50 feet perpendicularly distant northerly from said design line; thence S. 88°12'13" E. 57.01 feet along a line parallel to said design line to a point in a 7949.50 foot radius curve to the left being concentric with said design line; thence easterly 43.05 feet along the arc of said curve through a central angle of 0°18'37", chord to said curve bears S. 88°21'31" E. 43.04 feet, to a point in the easterly boundary line of said entire tract; thence South 49.07 feet along said easterly boundary line to the southeast corner of said entire tract; thence West 100.00 feet to the point of beginning.