

14225222 B: 11482 P: 9845 Total Pages: 3
04/05/2024 04:25 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
MP&G LLC, a Utah limited liability company
11142 S Eagle View Drive
Sandy, Utah 84092



File No.: 175215-LKF

WARRANTY DEED

REB & DMB Properties, LLC, a Utah limited liability company, who acquired title as REB and DMB Properties LLC,

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

MP&G LLC, a Utah limited liability company,

GRANTEE(S), of Bluffdale, 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.: 33-08-251-045 and 33-08-251-044 (for reference purposes only)

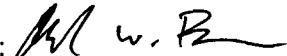
SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 5th day of April, 2024.

REB & DMB Properties, LLC, a Utah limited liability company, by

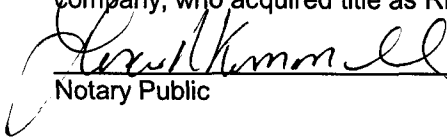
SBL Management, LLC, its manager

BY: 
Richard W. Brown
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 5th day of April, 2024, before me, personally appeared Richard W. Brown, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of REB & DMB Properties, LLC, a Utah limited liability company, who acquired title as REB and DMB Properties LLC by SBL Management, LLC its manager.


Notary Public

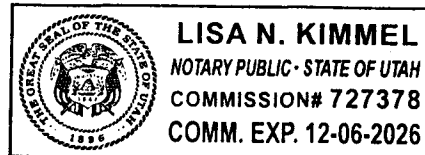


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point South 89°35'26" West 1937.64 feet along the center section line and North 00°20'01" East 301.993 feet from the East quarter corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°20'01" East 365.00 feet to the North line of the South half of the Southwest quarter of the Northeast quarter of Section 8; thence North 89°35'26" East 119.34 feet; thence South 00°20'01" West 365.00 feet, more or less; thence South 89°35'26" West 119.34 feet to the point of beginning.

PARCEL 2:

Beginning at a point South 89°35'26" West 1775.21 feet along the center section line from the East quarter corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°20'01" East 666.99 feet to the North line of the South half of the Southwest quarter of the Northeast quarter of Section 8; thence South 89°35'26" West 43.09 feet; thence South 00°20'01" West 365.0 feet; thence South 89°35'26" West 119.34 feet; thence North 00°20'01" East 365 feet; thence South 89°35'26" West 39.43 feet; thence South 00°20'01" West 666.99 feet; North 89°35'26" East 201.86 feet to the point of beginning.

LESS AND EXCEPTING from both Parcels 1 and 2 described above, any portion lying within a tract of land conveyed to the City of Bluffdale, a Utah municipal corporation, in that certain Deed of Dedication and Acceptance recorded April 2, 2018 as Entry No. 12745167 in Book 10661 at Page 2315, to-wit:

Beginning at the Northwest corner of Grantor's Parcel No. 33-08-251-019, on the South line of the Krahenbuhl property, at a point which lies North 00°33'24" East, along the section line, 666.19 feet and North 89°54'58" East 659.45 feet from the center of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°54'58" East, along said South line of Krahenbuhl, 164.86 feet to the Southeast corner of Krahenbuhl; thence North 00°35'43" East, along the East line of Krahenbuhl, 2.77 feet to the South line of an existing 25 foot wide Bluffdale City right of way; thence North 89°55'18" East, along said right of way, 37.13 feet; thence South 00°34'50" West, along the East line of the Grantor's property, 39.86 feet; thence Southwesterly 37.15 feet along the arc of a 176.00 foot radius non-tangent curve to the right (chord bears South 83°52'08" West, 37.08 feet); thence South 89°54'58" West 165.16 feet to the West line of Grantor's land; thence North 00°35'15" East, along said West line, 41.00 feet to the point of beginning.

Basis of Bearing: North 00°33'24" East from the center of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian to the North quarter corner of said Section 8.