

9692

WHEN RECORDED MAIL TO:  
Block C SPE, LLC  
c/o Cottonwood Residential  
6340 South 3000 East #500  
Salt Lake City Utah 84121

13314694  
6/30/2020 3:09:00 PM \$40.00  
Book - 10971 Pg - 1193-1195  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
ARTISAN TITLE  
BY: eCASH, DEPUTY - EF 3 P.

## WARRANTY DEED

**PETERSEN INVESTMENT COMPANY, A UTAH CORPORATION**

of Salt Lake, County of Salt Lake, State of Utah

Grantor,

hereby CONVEY and WARRANTY to

**Block C SPE, LLC a Delaware limited liability company**

Grantee,

of Salt Lake, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of UT, to-wit

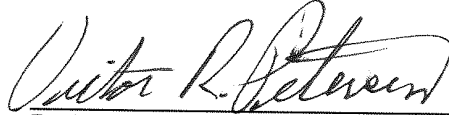
See Attached Exhibit "A"

16-29-431-008, 16-29-431-007

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 29th day of June , 2020

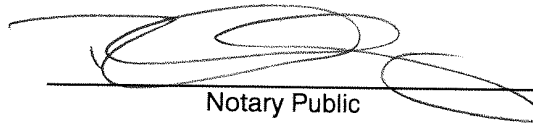
Petersen Investment Company, a Utah corporation



By: Victor R. Petersen, President

STATE OF UTAH )  
 ) :ss  
COUNTY OF Salt Lake )

On the ~~29~~<sup>29</sup> day of June, 2020, personally appeared before me Victor R. Petersen, the President of Petersen Investment Company, a Utah corporation the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

  
Notary Public

**ORDER NUMBER:** 9692  
1ST AMENDMENT

**EXHIBIT "A"**

Parcel 1:

Beginning at a point on the East side of 13th East Street, four (4) rods East and North 00°04'00" West 231 feet from the Southeast corner of Block 27, Ten Acre Plat "A", Big Field Survey; thence East 96 feet; thence North 00°04'00" West 152.34 feet; thence West 96 feet to the East side of 13th East Street; thence South 00°04'00" East 152.34 feet, more or less to the point of beginning.

Parcel 2:

Commencing at a point in the center of Thirty-third South Street, four (4) rods East and two (2) rods South of the Southeast corner of Lot one (1), Block Twenty-Seven (27), Ten Acre Plat "A", Big Field Survey, and running thence East 103.29 feet; thence North 16 rods; thence West 103.29 feet; thence South 16 rods, to the place of beginning.

Less and Excepting that portion conveyed in the Warranty Deed to the Utah Department of Transportation, recorded April 6, 2018, as Entry No.12748603 in Book 10662, at Page 6724, described as follows:

A parcel of land in fee, for the construction of pedestrian ramps along 3300 South Street (SR-171) and 1300 East Street, known as project S-0171(54)13, being part of an entire tract of property, situate in the SE $\frac{1}{4}$  SE $\frac{1}{4}$  and NE  $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Northerly right of way line of said 3300 South Street (SR-171) and the Easterly right of way line of said 1300 East Street, said intersection is 136.58 feet West and 33.00 feet North from a Salt Lake County Monument on the intersection of said 3300 South Street (SR-171) and 1300 East Street, said point is also 1,527.47 feet South 00°00'56" West along the section line and 243.195 feet West along said control and monument line and 33.00 feet North from the East Quarter Corner of said Section 29; said point is also 33.00 feet perpendicularly distant Northerly from said 3300 South Street Control Line opposite approximate engineer station 3+83.28; and running thence North 230.99 feet along said Easterly right of way line of said 1300 East Street to the Northwest corner of said entire tract; thence East 3.28 feet along the Northerly boundary line of said entire tract to a point 40.00 feet perpendicularly distant Easterly from the 1300 East Street Control Line opposite approximate engineer station 12+60.57; thence 115.42 feet along the arc of a 1,186.28 foot radius non-tangent curve to the right, through a delta of 05°34'28" (Note: Radius bears South 84°53'36" West and Chord to said curve bears South 02°19'09" East for a distance of 115.37 feet) to a point 40.00 feet perpendicularly distant Easterly from said control line opposite approximate engineer station 11+49.04; thence South 00°28'05" West 92.54 feet along a line parallel to said control line to a point opposite engineer station 10+56.50; thence South 47°18'02" East 23.85 feet to said Northerly right of way line of 3300 South Street (SR-171) at a point 40.00 feet perpendicularly distant Northerly from said 3300 South Street Control Line opposite engineer station 4+08.00; thence East 78.57 feet along said Northerly right of way line to the Easterly boundary line of said entire tract at a point 40.00 feet perpendicularly distant Northerly from said control line opposite engineer station 4+86.57; thence South 7.00 feet along said Easterly boundary line to the southeast corner of said entire tract; thence West 103.29 feet along the Southerly boundary of said entire tract to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 2,437 square feet or 0.056 acre in area, more or less, of which 2,294 square feet in area of 0.053 acre, more or less, is now occupied by the existing 3300 South (SR-171) and 1300 East Streets. Balance is 143 square feet or 0.003 acre, more or less.

13193

WHEN RECORDED MAIL TO:  
Block C SPE, LLC, A Delaware limited liability company  
1245 Brickyard RD Suite 250  
Salt Lake City, Utah 84106

**14019857 B: 11374 P: 3190 Total Pages: 3**  
**09/22/2022 10:57 AM By: zjorgensen Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ARTISAN TITLE  
6330 S 3000 E STE 670SALT LAKE CITY, UT 841213556

## SPECIAL WARRANTY DEED

### MILLCREEK, A UTAH MUNICIPALITY

of Millcreek, County of Salt Lake, State of Utah  
hereby CONVEY and WARRANTY only as against all claiming by, through or under to

Grantor,

### Block C SPE, LLC, A Delaware limited liability company

Grantee,

of Millcreek, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of UT, to-wit

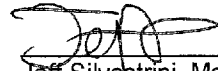
See Attached Exhibit "A"

16-29-431-003, 16-29-431-004

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

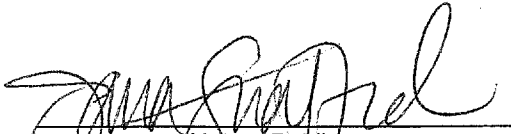
WITNESS the hand of said grantor, this 21<sup>st</sup> day of September, 2022.

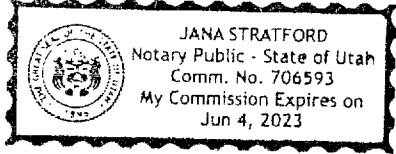
Millcreek, a Utah municipality

  
\_\_\_\_\_  
Jeff Silvestrini, Mayor

STATE OF UTAH                    )  
  :ss  
COUNTY OF SALT LAKE        )

On the 21 day of September, 2022, personally appeared before me Jeff Silvestrini the Mayor of Millcreek, a Utah municipality, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public



**ORDER NUMBER: 13193**

**EXHIBIT "A"**

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3205 SOUTH STREET (CHAMBERS AVENUE) SAID POINT ALSO BEING SOUTH 00°16'04" WEST ALONG THE SECTION LINE 1113.59 FEET AND SOUTH 89°33'30" WEST 11.19 FEET AND SOUTH 88°20'08" WEST 80.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 0°00'29" WEST 46.94 FEET; THENCE SOUTH 89°59'31" EAST 28.55 FEET; THENCE SOUTH 0°00'29" WEST 23.02 FEET; THENCE SOUTH 89°59'31" EAST 18.11 FEET; THENCE SOUTH 0°00'29" WEST 77.43 FEET; THENCE NORTH 89°58'30" WEST 98.77 FEET; THENCE NORTH 0°02'30" WEST 145.84 FEET; THENCE NORTH 88°20'08" EAST 52.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.274 ACRES.

3  
Mail Recorded Deed and Tax Notice To:  
Block C SPE, LLC, a Delaware limited liability company  
1245 East Brickyard Road, Suite 250  
Millcreek, UT 84106



**COTTONWOOD**  
**TITLE**

File No.: 162310-CAF

14021282 B: 11375 P: 815 Total Pages: 3  
09/26/2022 02:32 PM By: asteffensen Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MILCREEK CITY  
3300 S. 1300 E. MILCREEK, UT 84106



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## SPECIAL WARRANTY DEED

**Millcreek, a Utah municipality**

**GRANTOR(S)** of Millcreek, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Block C SPE, LLC, a Delaware limited liability company**

**GRANTEE(S)** of Millcreek, 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**

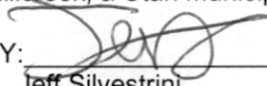
**TAX ID NO.:** 16-29-431-006 (for reference purposes only)

**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 8<sup>th</sup> day of September, 2022.

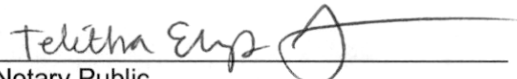
Millcreek, a Utah municipality

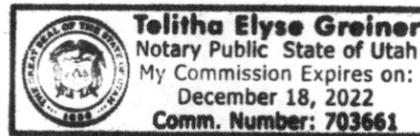
BY:   
Jeff Silvestrini  
Mayor

STATE OF UTAH

COUNTY OF SALT LAKE

On this 8 day of September, 2022, before me, personally appeared Jeff Silvestrini, 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 Millcreek, a Utah municipality.

  
Notary Public





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

Beginning in the center of 33rd South Street, South 2 rods and 169.29 feet East of the Southeast corner of Lot 1, Block 27, Ten Acre Plat "A", Big Field Survey, and running thence North 264 feet; thence East 103.29 feet; thence South 264 feet to the center of 33rd South Street; thence West 103.29 feet to the place of beginning.

LESS AND EXCEPTING any portion lying within the bounds of 3300 South Street.