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BK 7778 PG 1496

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/10/2021 2:58:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR NATIONAL TITLE AGENCY

File # 21-4456

RETURN TO:

Creek Side Views, LLC
1303 South 700 East,
Bountiful, Utah 84010

Parcel Number: 04-071-0059

--Space above for recorder's use--

WARRANTY DEED

VALLEY VIEW HEIGHTS, LLC

Grantor, hereby conveys and warrants to

CREEK SIDE VIEWS LLC, A UTAH LIMITED LIABILITY COMPANY

Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Davis County, Utah, to-wit:

That portion of the following described parcel lying West of the West line of Davis Boulevard:

Beginning 32 rods West from the Southeast corner of the Northwest quarter of Section 29, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence West 28 rods; thence South 1052.1 feet; thence South 67°36' East 358 feet; thence South 22°24' West 142.2 feet; thence East 185.1 feet; thence North 80 rods; thence West 28 rods; thence North 225 feet, more or less, to the South line of property conveyed in 555-772; thence South 84°27'12" East 91.83 feet along said section line; thence North 2°06' West 100 feet, more or less, to the South line of Mill Street; thence Southeasterly along street to point 11 rods North of beginning; thence South 11 rods, more or less, to the point of beginning.

Less and Excepting the following two (2) tracts:

Tract 1:

Beginning at the Southwest corner of Lot 9 of Canyon Rim Subdivision, a subdivision of part of Section 29, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence South 2°10'30" West 150.0 feet; thence West 20.0 feet; thence South 0°00'45" East 117.93 feet to the Easterly line of a 66 foot wide street (Davis Boulevard); thence South 22°46'40" West 214.11 feet along said Easterly line of street to the point of curvature of a 23.0 foot radius curve to the right; thence 45.40 feet along the arc of said curve through a central angle of 113°05'25" to the North line of a City street (1500 South

Street); thence South 89°41'15" West 106.55 feet along said North line of street to the Westerly line of said 66 foot street (Davis Boulevard); thence North 22°46'40" East 400.0 feet along said Westerly line of street; thence North 35°01'20" West 136.80 feet; thence North 7°30' West 140.0 feet; thence North 21°30' East 70.0 feet; thence North 85°46'30" East 98.39 feet to the West line of said Subdivision; thence South 3°30'30" East 194.65 feet along the West line of said Subdivision to the point of beginning.

Tract 2:

Any portion lying within the bounds of Holbrook Heights Plat A subdivision.

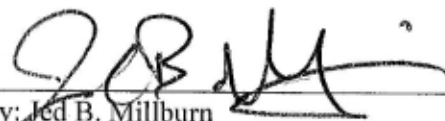
SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, as sole owner, forever, with all appurtenances, rights and privileges thereunto belonging.

WITNESS the hand of said Grantor this 10th day of June 2021.

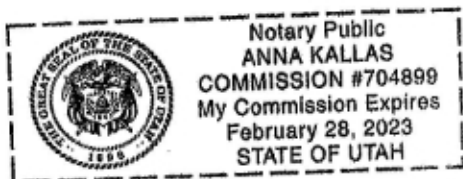
VALLEY VIEW HEIGHTS, LLC

By: JSM Investments, LLC,
a Utah Limited Liability Company
Its: Manager


By: Jed B. Millburn
Its: Manager

STATE OF Utah)
)SS.
COUNTY OF Salt Lake)

On the 10th day of June, A. D. 2021, personally appeared before me Jed B. Millburn, Manager of JSM Investments, LLC, a Utah limited liability company, that executed the within instrument, which limited liability company is a Manager of Valley View Heights, LLC, a Utah limited liability company which Jed B. Millburn acknowledged to me that said JSM Investments, LLC, a Utah limited liability company executed the within instrument in its capacity as a Manager of Valley View Heights, LLC, a Utah limited liability company.



A Kallas
Notary Public:
Residing At: South Jordan, UT
My Commission Expires: February 28, 2023