

MAIL TAX NOTICE TO:

Name: GRANTEE
Address: 689 South Orem Blvd # 2
Orem, UT 84058

14-069-0049
14-069-0052
14-069-0062

WARRANTY DEED

1300 Consulting Inc to a 18% interest JCI, Inc to a 22% interest and Nera Investments to a 60% interest

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby **CONVEY(S) AND WARRANTS** to:

Millcreek Homes, LLC

GRANTEE

of **DAVIS**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **DAVIS** County and State of **UTAH** described as follows:


See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 9 day of February, 2022.

1300 Consulting Inc.

By

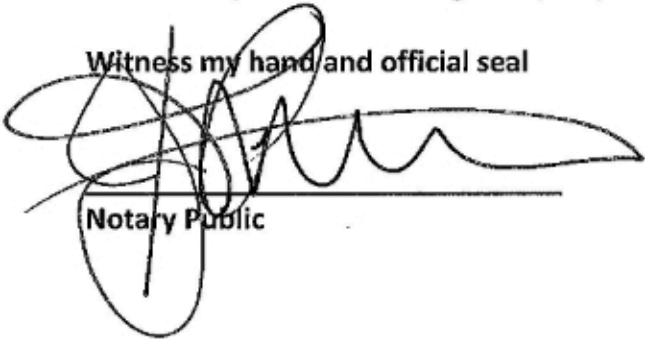


Joseph Cook, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On this 9 day of February, 2022, before me Kristina Twedt, a notary public, personally appeared Joseph M. Cook, Manager of 1300 Consulting Inc, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public



Nera Investments Inc

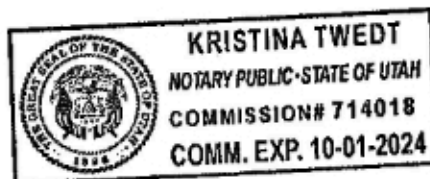
By: *Aren Zamani*
Aren Zamani, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On this 9 day of February, 2022, before me *Kristina Twedt*, a notary public, personally appeared Aren Zamani, Manager of Nera Investments Inc, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Kristina Twedt
Notary Public



JCI, Inc

By: _____

Jesse Curtis, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On this 11 day of February, 2022, before me Kristina Twedt, a notary public, personally appeared Jesse Curtis, Manager of JCI, Inc, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Notary Public

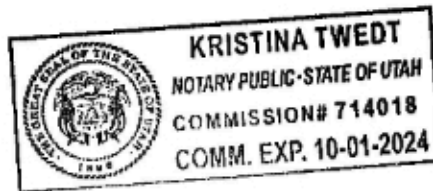


Exhibit "A"
Property Description

PARCEL 1:

Beginning at a point on the South line of 1300 North Street (a 66 foot wide road) which is North 89°56'00" West 1791.20 feet along the section line and South 00°04'00" West 33.00 feet from the Northeast corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running thence South 00°04'00" West 535.44 feet, thence along the Northerly boundary of Lots 7 thru 10, Amended Plat of a portion of Scotts-Dale Subdivision in the following four courses: North 40°29'37" West 62.73 feet, North 60°41'07" West 91.54 feet, North 76°38'18" West 91.26 feet, North 79°22'45" West 18.42 feet; thence North 00°11'15" West 349.24 feet along the West line of an existing building; thence North 89°48'45" East 14.46 feet; thence North 00°11'15" West 69.47 feet; thence South 89°56'00" East 214.99 feet along the South line of said 1300 North Street to the point of beginning.

Situated in Davis County, State of Utah.

Address: Unassigned, Sunset, Utah 84015
Tax Serial No. 14-069-0049

PARCEL 2:

Beginning at a point on the South line of 1300 North Street (a 66 foot wide road) which is North 89°56'00" West 1791.20 feet along the section line and South 00°01'00" West 33.00 feet from the Northeast corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°56'00" East 226.64 feet along said South line of 1300 North Street; thence South 00°43'30" East 303.03 feet; thence South 89°56' East 92.87 feet, thence South 00°04'00" West 76.00 feet thence South 62°04'37" West 186.52 feet; thence South 73°01'40" West 51.00 feet; thence South 65°47'47" West 55.23 feet thence South 60°35'47" West 67.08 feet; thence North 40°29'37" West 2.25 feet; thence North 00°04'00" East 535.44 feet to the point of beginning.

Less and excepting therefrom the following: Beginning at a point which is North 89°56'00" West 1575.02 feet along the section line and South 00°43'30" East 336.04 feet from the Northeast corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°56'00" East 102.87 feet, thence along the Northerly boundary of Scotts-Dale Subdivision in the following two courses: South 00°04'00" West 76.00 feet, South 62°04'37" West 186.52 feet, thence North 60°12'42" East 73.32 feet along the Northerly face of a cinder block wall, thence North 00°43'30" West 127.05 feet to the point of beginning.

Situated in Davis County, State of Utah.

Address: Unassigned, Sunset, Utah 84015
Tax Serial No. 14-069-0052

PARCEL 3:

Beginning at a point which is North $89^{\circ}56'00''$ West 1575.02 feet along the section line and South $00^{\circ}43'30''$ East 336.04 feet from the Northeast corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence South $89^{\circ}56'00''$ East 102.87 feet; thence along the Northerly boundary of Scotts-Dale Subdivision in the following two courses: South $00^{\circ}04'00''$ West 76.00 feet, South $62^{\circ}04'37''$ West 186.52 feet thence North $60^{\circ}12'42''$ East 73.32 feet along the Northerly face of a cinder block wall; thence North $00^{\circ}43'30''$ West 127.05 feet to the point of beginning.

Less and Excepting therefrom the following:

Beginning at the Northeast corner of Lot 7, Block A, Scotts-Dale Subdivision (Recorded as Entry No. 194349, Davis County Recorder), said corner is North $89^{\circ}56'00''$ West 1467.50 feet along the Section Line and South $0^{\circ}04'00''$ West 412.00 feet from the Northeast corner of Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah, and running thence South $62^{\circ}04'37''$ West 186.52 feet along the Northerly line of said Lot to the Northwest Corner of said Lot and the projected centerline of a block wall; thence North $60^{\circ}28'28''$ East 189.41 feet along the centerline of said block wall, and projection thereof, to the West line of Enchanted Homes Addition - Unit 2 (Recorded as Entry No. 178296, Davis County Recorder); thence South $0^{\circ}04'00''$ West 6.00 feet along said West line to said Northeast corner of Lot 7 and to the point of beginning.

NOTE: Rotate this description clockwise $00^{\circ}20'55''$ for NAD83 State Plane coordinate bearings in the Utah North Zone.

Address: Unassigned, Sunset, Utah 84015
Situated in Davis County, State of Utah.

Tax Serial No. 14-069-0062