

Recording Requested by:  
First American Title Insurance Company  
7730 South Union Park Ave, Ste 650  
Midvale, UT 84047  
(801)255-4800

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Millpond Plaza XXI  
15 Plaza Court  
Stansbury Park, UT 84074

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. **394-6177911 (CW)**  
A.P.N.: **14-025-0-0004**

**Laron R. Huddleston and Margo Coates Huddleston, husband and wife, as joint tenants,**  
Grantor, of **Stansbury Park, Tooele** County, State of **UT**, hereby CONVEY AND WARRANT to

**C. Morales, Trustee of the Millpond Plaza XXI Trust, dated November 1, 2021,** Grantee,  
of **Stansbury Park, Tooele** County, State of **UT**, for the sum of Ten Dollars and other good and  
valuable considerations the following described tract(s) of land in **Tooele** County, State of **Utah**:

### **PARCEL 1:**

**LOT 4, MILLPOND PLAZA - COMMERCIAL P.U.D. AMENDMENT NO. 1, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER'S  
OFFICE.**

### **PARCEL 2:**

**A NON-EXCLUSIVE 25 FOOT WIDE RIGHT OF WAY FOR ACCESS AND INCIDENTAL PURPOSES  
AND EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS LOT 5,  
BEING ALSO THE PRIVATE ROAD NAMED PLAZA COURT, AS SET FORTH AND DESCRIBED ON  
THE PLAT OF MILLPOND PLAZA - COMMERCIAL P.U.D., RECORDED NOVEMBER 08, 1999 AS  
ENTRY NO. 139642 AND ON THE PLAT OF MILLPOND PLAZA-COMMERCIAL P.U.D.  
AMENDMENT NO. 1, RECORDED JANUARY 16, 2002 AS ENTRY NO. 175358 OF OFFICIAL  
RECORDS.**

### **PARCEL 3:**

**A PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR INGRESS AND EGRESS AND UTILITIES  
OVER AND ACROSS LOT 5 OF MILLPOND PLAZA-COMMERCIAL P.U.D. AMENDMENT NO. 1**

A.P.N.: 14-025-0-0004

Warranty Deed - continued

File No.: 394-6177911 (CW)

**SUBDIVISION AND ACROSS STANSBURY GREENBELT AREA AS EVIDENCED BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2007 AS ENTRY NO. 280573 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH LIES SOUTH 00°07'45" EAST 1597.63 FEET ALONG THE WEST SECTION LINE OF SECTION 15, AND WEST 19.78 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND THENCE FOLLOWING GREENBELT, NORTH 44°20'48" WEST 25.92 FEET; THENCE LEAVING SAID GREENBELT NORTH 44°47'00" EAST 5.38 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 38.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°07'48"; THENCE SOUTH 44°20'48" EAST 50.89 FEET; THENCE SOUTH 44°45'55" EAST 58.94 FEET TO THE POINT ON THE ARC OF A 25.00 FOOT NON-TANGENT CURVE TO THE LEFT (BEARING TO RADIUS=SOUTH 45°14'05" WEST); THENCE NORTHWESTERLY 39.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°27'05"; THENCE SOUTH 44°47'00" WEST 4.80 FEET TO A POINT LYING ON GREENBELT; THENCE NORTH 44°45'55" WEST 34.09 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this November 4, 2021.

Laron R Huddleston  
Laron R Huddleston

Margo Coates Huddleston  
Margo Coates Huddleston

STATE OF Utah )  
County of Salt Lake ) ss.

On November 4, 2021, before me, the undersigned Notary Public, personally appeared **Laron R Huddleston and Margo Coates Huddleston**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 01/13/2025

Debra Quinn  
Notary Public

