

Mail Recorded Deed and Tax Notice To:
JF Glenwood Partners, LLC
1148 West Legacy Crossing Blvd. Suite 400
Centerville, UT 84014

13322879
7/8/2020 3:21:00 PM \$40.00
Book - 10975 Pg - 7659-7662
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



File No.: 124297-CAF

SPECIAL WARRANTY DEED

JF Glenwood Developer, LLC, a Utah limited liability company

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

JF Glenwood Partners, LLC, a Utah limited liability company

GRANTEE(S) of Centerville, 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.: 16-31-351-005, 16-31-351-006 and 16-31-351-007 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 26th day of JUNE, 2020.

JF Glenwood Developer, LLC, LLC,
a Utah limited liability company

By: JF Capital, LLC, a Utah limited
Liability company
Its: Manager

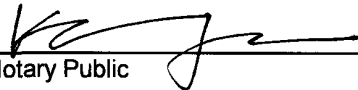
By: J. Fisher Companies, LLC,
a Utah limited liability company
Its: Manager

By: 
Name: Owen Fisher, Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 26th day of June, 2020, personally appeared before me Owen Fisher, who acknowledged to me that he had due and proper authority to execute this instrument and did so on behalf of the entity as set forth above.



Notary Public

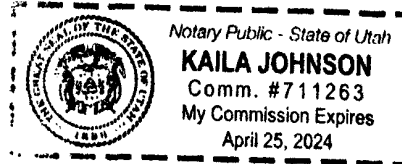


EXHIBIT A
Legal Description

Beginning at a point on the Easterly right-of-way line of Main Street; said point being South 00°05'16" West, 628.00 feet and North 89°46'15" East, 20.01 feet from the Northwest corner of Lot 10, Block 9, Ten Acre Plat "A"; said point also being South 01°12'52" West, 661.20 feet and North 89°46'15" East, 33.01 feet from found street monument in the intersection of 3900 South and Main Street; said point also being at a found rebar and cap stamped "B&G 127636" and running thence North 89°46'15" East, 356.13 feet; thence South 240.00 feet; thence South 89°46'15" West, 351.22 feet to a point on the Easterly right-of-way line of Main Street; thence North 01°12'52" East, along said Easterly right-of-way line, 240.07 feet to the point of beginning.

When recorded return to:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South #120
Salt Lake City, UT 84121

14075515 B: 11402 P: 7245 Total Pages: 4
02/24/2023 02:19 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Parcel Identification Number:
16-31-351-043

File 124297-CAF

AFFIDAVIT OF SCRIVENER'S ERROR

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Salt Lake County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am a Title Officer at Cottonwood Title Insurance Agency, Inc., which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, State of Utah.
3. That there are several instruments of record, containing an identical legal description, that were recorded against a certain tract of land located in Millcreek City in **Salt Lake County**, State of Utah.
4. Said instruments of record are as follows: that certain **Special Warranty Deed**, recorded July 8th, 2020 as Entry No. **13322879** in Book 10975 at Page 765-7662; that certain **Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing**, recorded July 8th, 2020 as Entry No. **13322881** in Book 10975 at Page 7688-7753; that certain **Assignment of Deed of Trust and Loan Documents**, recorded July 8th, 2020 as Entry No. **13322882** in Book 10975 at Page 7754-7758; that certain **Subordinate Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing**, recorded July 8th, 2020 as Entry No. **13322883** in Book 10975 at Page 7759-7824; and that certain **UCC Financing Statement**, recorded July 17th, 2020 as Entry No. **13332139** in Book 10981 at Page 3837-3842 (together "Instruments").
5. That due to a clerical error, the legal description shown on the Instruments contained an erroneous call.
6. The erroneous legal description is attached hereto as "EXHIBIT A".
7. The correct legal description is set forth and attached hereto as "EXHIBIT B".
8. This Affidavit is given pursuant to UCA 57-3-106(9) which states, "Minor typographical or clerical errors in a document of record may be corrected by the recording of an affidavit or other appropriate instrument"

DATED this 24 day of February, 2023.

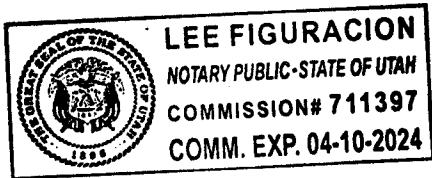
Joey Stevens

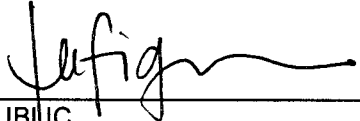


STATE OF UTAH)

COUNTY OF SALT LAKE)

On February 24, 2023, before me, a notary public, personally appeared Joey Stevens, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same.





NOTARY PUBLIC

"EXHIBIT A"

(Erroneous Legal Description)

Beginning at a point on the Easterly right-of-way line of Main Street; said point being South 00°05'16" West, 628.00 feet and North 89°46'15" East, 20.01 feet from the Northwest corner of Lot 10, Block 9, Ten Acre Plat "A"; said point also being South 01°12'52" West, 661.20 feet and North 89°46'15" East, 33.01 feet from found street monument in the intersection of 3900 South and Main Street; said point also being at a found rebar and cap stamped "B&G 127636" and running thence North 89°46'15" East, **356.13 feet**; thence South 240.00 feet; thence South 89°46'15" West, 351.22 feet to a point on the Easterly right-of-way line of Main Street; thence North 01°12'52" East, along said Easterly right-of-way line, 240.07 feet to the point of beginning.

"EXHIBIT B"

(Correct Legal Description)

Beginning at a point on the Easterly right-of-way line of Main Street; said point being South 00°05'16" West, 628.00 feet and North 89°46'15" East, 20.01 feet from the Northwest corner of Lot 10, Block 9, Ten Acre Plat "A"; said point also being South 01°12'52" West, 661.20 feet and North 89°46'15" East, 33.01 feet from found street monument in the intersection of 3900 South and Main Street; said point also being at a found rebar and cap stamped "B&G 127636" and running thence North 89°46'15" East, **346.13 feet**; thence South 240.00 feet; thence South 89°46'15" West, 351.22 feet to a point on the Easterly right-of-way line of Main Street; thence North 01°12'52" East, along said Easterly right-of-way line, 240.07 feet to the point of beginning.

Tax Id No.: 16-31-351-043