

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Millcreek, a Utah municipality  
3330 South 1300 East  
Millcreek, UT 84106

14067979 B: 11398 P: 7810 Total Pages: 2  
02/01/2023 01:43 PM By: csummers Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA  
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

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

## **WARRANTY DEED**

Escrow No. **NCS-1160185-SLC1** (ach)  
A.P.N.: **16-28-304-020-0000**

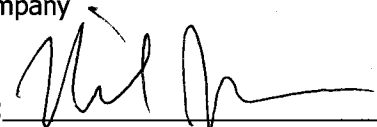
**J & M West Temple, LLC, a Utah limited liability company**, Grantor, hereby CONVEYS AND WARRANTS to

**Millcreek, a Utah municipality**, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

**PARCEL A, SHUPE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.**

Witness, the hand(s) of said Grantor(s), February 1, 2023.

J & M West Temple, LLC, a Utah limited liability company

By:   
Name: Michael Jeppesen  
Title: Manager


STATE OF Utah )  
County of Salt Lake )ss.

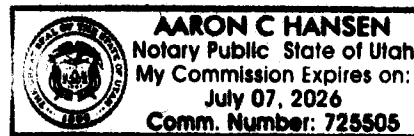
On February 1, 2023, 2023, before me, the undersigned Notary Public, personally appeared **Michael Jeppesen, manager of J & M West Temple, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed 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:

7/7/2026

  
Notary Public



13304

WHEN RECORDED MAIL TO:  
Millcreek City  
3330 South 1300 East  
Millcreek City Utah 84106

14077762 B: 11404 P: 1006 Total Pages: 5  
03/02/2023 02:45 PM By: ctafoya Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ARTISAN TITLE  
6330 S 3000 E STE 670SALT LAKE CITY, UT 841213556

## QUIT CLAIM DEED

**Millcreek, a Utah Municipality**, grantor, of Millcreek City, County of Salt Lake, State of Utah,  
hereby QUIT-CLAIM to

**Millcreek, a Utah Municipality**, grantees, of Millcreek City, County of Salt Lake, State of Utah,

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land  
in SALT LAKE County State of UT, to-wit

See Attached Exhibit "A"

**Note: it is the intent of this deed to combine the parcels into 1 Tax Identification Number for each  
parcel.**

WITNESS, the hand of said grantors, this 27<sup>th</sup> day of February, 2023

Millcreek, a Utah municipality



By: Jeff Silvestrini, Mayor

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On the 27 day of February, 2023, 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

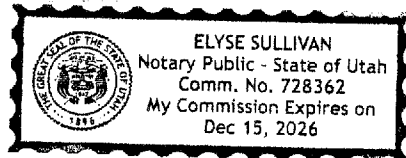


EXHIBIT "A"

Parcel 1:

LEGAL DESCRIPTION OF LOT 2, MILLCREEK CITY CENTER OPEN SPACE SOUTH  
SUBDIVISION PROPOSED

ALL OF LOT 2, MILLCREEK CITY CENTER OPEN SPACE SOUTH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SALT LAKE COUNTY, UTAH, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°16'04" WEST ALONG THE SECTION LINE 1113.59 FEET AND SOUTH 89°33'30" WEST 11.19 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°33'30" EAST 81.99 FEET; THENCE SOUTH 00°01'30" WEST 374.41 FEET; THENCE NORTH 89°58'30" WEST 13.35 FEET; THENCE NORTH 18°38'58" WEST 30.79 FEET; THENCE NORTH 02°42'00" WEST 86.28 FEET; THENCE NORTH 00°59'21" WEST 41.74 FEET; THENCE NORTH 02°44'50" WEST 37.96 FEET; THENCE NORTH 89°59'31" WEST 65.39 FEET; THENCE NORTH 00°00'29" EAST 6.00 FEET; THENCE NORTH 89°59'31" WEST 20.08 FEET; THENCE NORTH 00°00'29" EAST 100.46 FEET; THENCE NORTH 89°59'31" WEST 18.11 FEET; THENCE NORTH 00°00'29" EAST 23.02 FEET; THENCE NORTH 89°59'31" WEST 28.55 FEET; THENCE NORTH 00°00'29" EAST 46.94 FEET; THENCE NORTH 88°20'08" EAST 80.12 FEET TO THE POINT OF BEGINNING.

CONTAINS 28,120 SQUARE FEET OR 0.645 ACRES

16-29-431-009

16-29-431-011

16-28-304-001

PT 16-28-304-005

**Parcel 2:**

**LEGAL DESCRIPTION OF LOT 3, MILLCREEK CITY CENTER OPEN SPACE SOUTH  
SUBDIVISION PROPOSED**

ALL OF LOT 3, MILLCREEK CITY CENTER OPEN SPACE SOUTH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SALT LAKE COUNTY, UTAH, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°16'04" WEST ALONG THE SECTION LINE 1113.59 FEET AND NORTH 89°33'30" EAST 70.80 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°33'30" EAST 74.51 FEET; THENCE NORTH 11.33 FEET; THENCE SOUTH 89°54'49" EAST 104.22 FEET; THENCE SOUTH 00°05'34" WEST 10.37 FEET; THENCE NORTH 89°33'30" EAST 36.23 FEET; THENCE SOUTH 00°01'30" WEST 142.15 FEET; THENCE NORTH 89°43'56" WEST 10.00 FEET; THENCE SOUTH 00°16'04" WEST 10.05 FEET; THENCE SOUTH 89°58'30" EAST 1.68 FEET; THENCE SOUTH 00°01'30" WEST 224.00 FEET; THENCE NORTH 89°58'30" WEST 206.58 FEET; THENCE NORTH 00°01'30" EAST 374.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 79,821 SQUARE FEET OR 1.83 ACRES

16-28-304-006

16-28-304-007

16-28-304-019

16-28-304-001

PARCEL 3:

**LEGAL DESCRIPTION OF LOT 1, MILLCREEK CITY CENTER OPEN SPACE NORTH  
SUBDIVISION PROPOSED**

ALL OF LOT 1, MILLCREEK CITY CENTER OPEN SPACE NORTH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SALT LAKE COUNTY, UTAH, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°16'04" WEST ALONG THE SECTION LINE 796.48 FEET, NORTH 86°10'27" WEST 158.8 FEET AND SOUTH 00°17'04" WEST 19.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°36'57" EAST 151.43 FEET; THENCE SOUTH 86°07'56" EAST 29.09 FEET; THENCE SOUTH 00°25'24" WEST 130.83 FEET; THENCE SOUTH 38°39'35" EAST 3.74 FEET; THENCE SOUTH 39°05'38" EAST 53.59 FEET; THENCE SOUTH 32°09'08" EAST 42.72 FEET; THENCE SOUTH 34°41'43" EAST 46.22 FEET; THENCE SOUTH 36°01'39" EAST 7.06 FEET; THENCE SOUTH 89°33'30" WEST 267.61 FEET; THENCE NORTH 00°32'04" EAST 138.94 FEET; THENCE NORTH 89°59'58" WEST 3.09 FEET; THENCE NORTH 00°17'04" EAST 121.32 FEET TO THE POINT OF BEGINNING.

CONTAINS 52,086 SQUARE FEET OR 1.19 ACRES

16-29-430-012

16-29-430-007

16-29-430-008

16-29-430-009

PT 16-28-303-003

PT 16-29-312-038