

37 WDG Park Lane  
1300 North  
Farmington

Property Owner  
MILLCREEK PARTNERS LLC

Parcel ID  
80440078

Acres  
2.12

Tenant



Abstract- Serial Number: 08-044-0078

Abstract

Serial Number: 08-044-0078  
 Tax District: 24  
 Exempt: No  
 Tax Name & Address for Tax Year ADDYR: HALE, SPENCER AND WRIGHT, NEELEY B  
 C/O SPENCER H WRIGHT  
 CENTERVILLE, UT 84014  
 Situs Address: null  
 null null  
 Parcel Dates: 08/21/2013  
 to  
 Acres: 2.12

Dedication Plat

Plat: null

Parent / Child

Parent 08-044-0077 08/21/2013

Legal Description

PROPOSED HIDDEN MEADOW SUB NO 4: A PART OF THE SE 1/4 OF SEC 12-T3N-R1W, SLM; BEG AT THE NW COR OF LOT 211, HIDDEN MEADOW SUB NO 2, SD PT IS 636.44 FT N 0°41'39" W ALG THE SEC LINE & 1292.86 FT W FR THE SE COR OF SD SEC 12; RUN TH FOUR (4) COURSES ALG THE W'LY BNDRY LINE OF SD HIDDEN MEADOW SUB NO 2 AS FOLLOWS: SW'LY ALG THE ARC OF A 20.00 FT RAD CURVE TO THE LEFT A DIST OF 31.31 FT (CENTRAL ANGLE = 89°41'39" & LC BEARS S 29°58'58" W 28.21 FT); SW'LY ALG THE ARC OF A 90.00 FT RAD CURVE TO THE RIGHT A DIST OF 109.18 FT (CENTRAL ANGLE = 69°30'20" & LC BEARS S 19°53'18" W 102.61 FT); S 54°38'28" W 5.34 FT & S 35°21'32" E 2.79 FT TO THE W'LY BNDRY LINE OF AMD HIDDEN QUAIL COVE SUB; TH S 50°07'16" W 188.43 FT & S 15°13'25" E 312.11 FT ALG SD W'LY BNDRY LINE TO THE NE'LY COR OF LOT 16, HIDDEN MEADOW SUB NO 1 (S/B LOT 204, HIDDEN MEADOW SUB AMD PLAT NO 2); TH N 79°43'39" W 320.18 FT & N 29°47'00" W 173.98 FT ALG THE N'LY BNDRY LINE OF SD HIDDEN MEADOW SUB NO 1 TO THE SW COR LOT 312, HIDDEN MEADOW SUB NO 3-1ST AMENDMENT; TH ALG SD LOT THE FOLLOWING 2 CALLS: (1) N 51°31'19" E 62.38 FT, (2) N 78°39'59" E 68.87 FT; TH N 69°32'36" E 179.72 FT; TH N 50°07'16" E 209.40 FT; TH NE'LY ALG THE ARC OF A 53.00 FT RAD CURVE TO THE LEFT A DIST OF 64.29 FT (CENTRAL ANGLE = 69°30'20" & LC BEARS N 19°53'18" E 60.42 FT); TH N 8°16'55" W 24.71 FT; TH NE'LY ALG THE ARC OF A 304.55 FT RAD CURVE TO THE LEFT A DIST OF 54.39 FT (CENTRAL ANGLE = 10°13'55" & LC BEARS N 79°56'45" E 54.32 FT) TO THE POB. CONT 2.12 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: MILLCREEK PARTNERS LLC, Grantee: HALE, SPENCER Grantee: WRIGHT, NEELEY B	SPECIAL WARRANTY DEED	3519451	8203-122 1	02/27/2023	03/01/2023 16:14	\$10.00	y	0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: STEWART TITLE OF UTAH INC, Grantee: MILLCREEK PARTNERS LLC,	RECONVEYANCE	3378035	7751-584	04/29/2021	05/03/2021 10:34	\$0.00		0	3278337
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: MILLCREEK PARTNERS LLC, Grantee: BRENCHELY, GREG P Grantee: BRENCHELY, RACHEL	TRUST DEED	3338124	7678-402 9	11/05/2020	01/19/2021 16:36	\$500,000.00		0	3278337

Mail Tax Notice To:  
Spencer H. Wright  
1178 W. Legacy Crossing Blvd.  
Ste 100  
Centerville, Utah 84014

Space above this line for Recorder's use

Tax ID No. 08-044-0078

**SPECIAL WARRANTY DEED**

Millcreek Partners, LLC, GRANTOR

hereby conveys and warrants against all claiming by, through or under the Grantor to

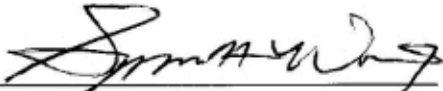
Spencer Hale and Neeley B. Wright, as joint tenants with full rights of survivorship, GRANTEE

for the sum of (\$10.00) Ten Dollars and other good and valuable consideration the following described tract of land in Davis County, State of Utah:

SEE ATTACHED EXHBIIT A  
LEGAL DESCRIPTION MADE A PART HEREOF

WITNESS the hand of said Grantor(s) this 27<sup>th</sup> day of February, 2023.

Millcreek Partners, LLC



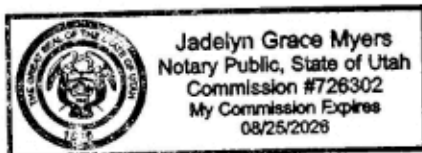
By: Spencer H. Wright  
Its: Manager

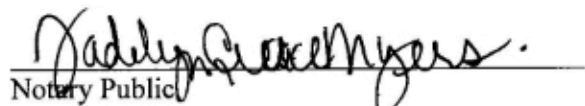
COURTESY RECORDING  
This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Stewart Title hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

State of Utah }  
County of Davis } ss.

On the 27<sup>th</sup> day of February, 2023, personally appeared before me Spencer <sup>H.</sup> Wright\*, the signer(s) of the above Special Warranty Deed, who being personally known to me, or of whose identity was proven to me, who duly acknowledged to me that he/she executed the same (and if a corporation, the executing officer(s) being duly sworn acknowledged that they were the officer(s) or agent(s) of the corporation as above specified and that the instrument was executed on behalf of such corporation by authority of its By-Laws or resolution duly adopted). \*Manager of Millcreek Partners, LLC

Witness my hand and official seal.



  
Notary Public

**EXHIBIT A**

PROPOSED HIDDEN MEADOW SUB NO 4: A PART OF THE SE 1/4 OF SEC 12-T3N-R1W, SLM; BEG AT THE NW COR OF LOT 211, HIDDEN MEADOW SUB NO 2, SD PT IS 636.44 FT N 0°41'39" W ALG THE SEC LINE & 1292.86 FT W FR THE SE COR OF SD SEC 12; RUN TH FOUR (4) COURSES ALG THE W'LY BNDRY LINE OF SD HIDDEN MEADOW SUB NO 2 AS FOLLOWS: SW'LY ALG THE ARC OF A 20.00 FT RAD CURVE TO THE LEFT A DIST OF 31.31 FT (CENTRAL ANGLE = 89°41'39" & LC BEARS S 29°58'58" W 28.21 FT); SW'LY ALG THE ARC OF A 90.00 FT RAD CURVE TO THE RIGHT A DIST OF 109.18 FT (CENTRAL ANGLE = 69°30'20" & LC BEARS S 19°53'18" W 102.61 FT); S 54°38'28" W 5.34 FT & S 35°21'32" E 2.79 FT TO THE W'LY BNDRY LINE OF AMD HIDDEN QUAIL COVE SUB; TH S 50°07'16" W 188.43 FT & S 15°13'25" E 312.11 FT ALG SD W'LY BNDRY LINE TO THE NE'LY COR OF LOT 16, HIDDEN MEADOW SUB NO 1 (S/B LOT 204, HIDDEN MEADOW SUB AMD PLAT NO 2); TH N 79°43'39" W 320.18 FT & N 29°47'00" W 173.98 FT ALG THE N'LY BNDRY LINE OF SD HIDDEN MEADOW SUB NO 1 TO THE SW COR LOT 312, HIDDEN MEADOW SUB NO 3-1ST AMENDMENT; TH ALG SD LOT THE FOLLOWING 2 CALLS: (1) N 51°31'19" E 62.38 FT, (2) N 78°39'59" E 68.87 FT; TH N 69°32'36" E 179.72 FT; TH N 50°07'16" E 209.40 FT; TH NE'LY ALG THE ARC OF A 53.00 FT RAD CURVE TO THE LEFT A DIST OF 64.29 FT (CENTRAL ANGLE = 69°30'20" & LC BEARS N 19°53'18" E 60.42 FT); TH N 8°16'55" W 24.71 FT; TH NE'LY ALG THE ARC OF A 304.55 FT RAD CURVE TO THE LEFT A DIST OF 54.39 FT (CENTRAL ANGLE = 10°13'55" & LC BEARS N 79°56'45" E 54.32 FT) TO THE POB. CONT 2.12 ACRES