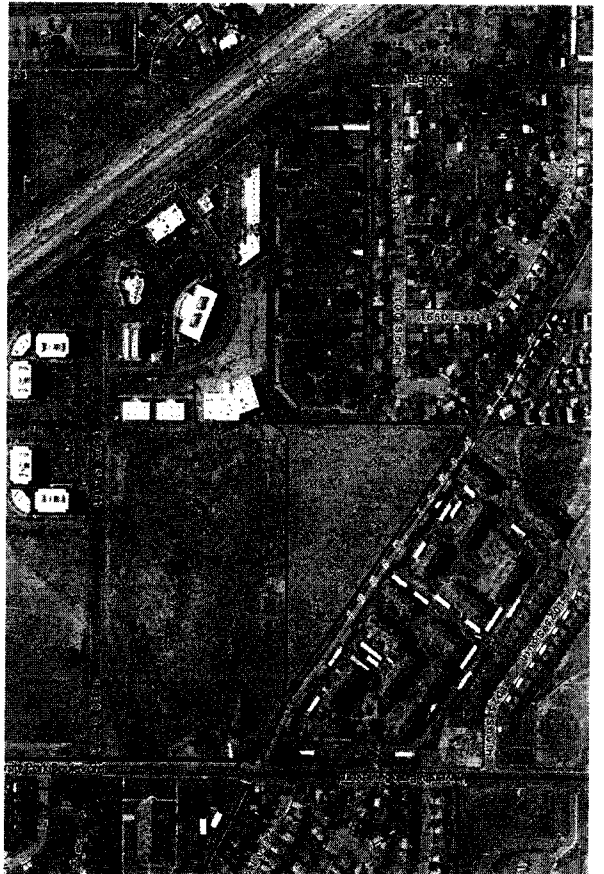


6 Legend Towers Apartments  
1758 E. 1300 S.  
Clearfield

Property Owner	Parcel ID	Acres	Vacant	Tenant
LEGEND TOWERS II LC	94410002	8.747		
		8.747	Vacant	



### Abstract- Serial Number: 09-441-0002

**Abstract**

Serial Number: 09-441-0002

Tax District: 13

Exempt: No

Tax Name & Address for Tax Year  
ADDYR: LEGEND TOWERS II LC  
1178 WEST LEGACY CROSSING BLVD STE 100  
CENTERVILLE, UT 84014

Situs Address: 1800 E 1300 SOUTH  
CLEARFIELD 84015

Parcel Dates: 12/11/2019  
to

Acres: 8.747

**Dedication Plat**

Plat: 6152

**Parent / Child**

Parent 09-341-0305 12/11/2019

Parent 09-341-0306 12/11/2019

**Legal Description**

ALL OF LOT 2, LEGEND HILLS SUBDIVISION PHASE 3, LOT 302 AMENDED. CONT. 8.74700 ACRES.

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
CLEARFIELD CITY CLEARFIELD CITY Grantor: CLEARFIELD CITY, Grantee: TO WHOM IT MAY CONCERN,	AFFIDAVIT	3510171	8147-350	12/06/2022	12/06/2022 12:59	\$0.00		0	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: LEGEND TOWERS II L C, Grantee: ROCKY MOUNTAIN POWER,	R/W AND EASEMENT GRANT	3408192	7820-148 6	08/03/2021	08/11/2021 12:39	\$0.00		0	
DAVIS COUNTY ASSESSOR DAVIS COUNTY ASSESSOR Grantor: DAVIS COUNTY ASSESSOR, Grantee: FAE HOLDINGS 399148R, Grantee: FAE HOLDINGS 399131R LLC,	WITHDRAWAL	3396687	7794-218 4	07/01/2021	07/02/2021 15:28	\$0.00		94410001	
STEWART TITLE INS AGENCY OF UT STEWART TITLE INS AGENCY OF UT Grantor: LEGEND TOWERS II L C, Grantee: WELLS FARGO BANK NATIONAL ASSOCIATION,	TRUST DEED	3392413	7784-447	06/17/2021	06/18/2021 09:28	\$37,600,000.00		0	
DAVIS COUNTY ASSESSORS	RELEASE OF ROLL-BACK	3391195	7780-148 8	06/11/2021	06/14/2021 11:55	\$180,593.70		94410001 2793011	

3390290  
BK 7778 PG 1442

E 3390290 B 7778 P 1442  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
6/10/2021 2:29:00 PM  
FEE \$40.00 Pgs: 1  
DEP eCASH REC'D FOR STEWART TITLE INS AGE

**MAIL TAX NOTICE TO:**

Millcreek Partners, LLC  
1178 Legacy Crossing Blvd, #100  
Centerville, Utah 84014

**SPECIAL WARRANTY DEED**

Millcreek Partners, LLC, a Utah limited liability company, (as to their undivided interest) **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** against all those claiming by, through or under it to Legend Towers II, L.C. a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Davis County, State of Utah described as follows:

Lot 2, LEGEND HILLS SUBDIVISION, PHASE 3, LOT 302 AMENDED, according to the official plat thereof, on file and of record in the office of the Davis County Recorder, State of Utah.

Tax ID No. 09-441-0002

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 9th day of June, 2021.

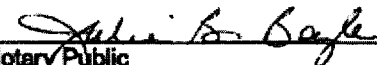
Millcreek Partners, LLC, a Utah limited liability company

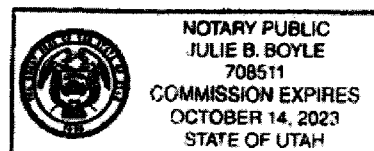
By: Teton Land Company, L.L.C.  
Its: Manager

By:   
Spencer H. Wright, Manager

State of Utah  
County of Davis

On this 9th day of June, 2021, personally appeared before me, the undersigned Notary Public, Spencer H. Wright, Manager of Teton Land Company, L.L.C. the Manager of Millcreek Partners, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

  
Notary Public  
My commission expires: 10-14-2023






Recorder (../home) / Property Search

# Property Search

Davis County Tax Information - Please Read

**This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.**

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/094410002/20>):

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

## Tax Information

<b>Property Information</b> YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.	
Year:	<input type="text" value="2022"/>
<b>Parcel</b>	
Serial Number:	094410002
Tax District:	0013
Legal Description:	ALL OF LOT 2, LEGEND HILLS SUBDIVISION PHASE 3, LOT 302 AMENDED. CONT. 8.74700 ACRES.
SITUS Address:	1758 E 1300 SOUTH CLEARFIELD
<b>Building/Land Values</b>	
Acres:	8.75
Residence Year Built:	2022
Residence Square Feet:	0

<b>Tax Information</b>

<b>Delinquency Payoff Amount (for specific future Payoff Date):</b>	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
<b>2022 Tax Statement Recipient:</b>	LEGEND TOWERS II LC 1178 WEST LEGACY CROSSING BLVD STE 100 CENTERVILLE, UT 84014
<b>2022 Total Market Value:</b>	\$3,903,085.00

**Recent Tax History**

**Important Clarifications**

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2022	\$23,954.99	\$0.00	\$23,954.99	11/11/2022	\$0.00
2021	\$39,629.95	\$0.00	\$39,629.95	11/23/2021	\$0.00
2020	\$39,904.40	\$0.00	\$39,904.40	12/03/2020	\$0.00

**Terms of Use**

**Please Read - Do not use this page unless you understand and agree to all of the following:**

This website is provided as part of an ongoing effort by Davis County to make government records available to the public. These records are entered as accurately and timely as possible, however, please remember:

- The contents of this website are provided for informational purposes only. The contents of this page should not be considered suitable for use on any legal documents, or for any legal purposes, or as an adequate source for any news reports.
- Neither Davis County, the Davis County Treasurer's Office, Davis County Information Systems, nor any other Davis County entity guarantees the accuracy of any information on this website. The information on the Davis County website is provided "AS IS", with no warranties whatsoever. Davis County disclaims any warranties for the information on this website, including, without limitation, reliability, timeliness, accuracy, or performance of this website.

3392413  
BK 7784 PG 447

E 3392413 B 7784 P 447-477  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
6/18/2021 9:28:00 AM  
FEE \$40.00 Pgs: 31  
DEP eCASH REC'D FOR STEWART TITLE INS AGENC

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Snell & Wilmer L.L.P.  
Gateway Tower West  
15 W. South Temple, Suite 1200  
Salt Lake City, Utah 84101  
Attention: Brian D. Cunningham, Esq.  
Loan No.: 1020168

APN: 09-441-0002

931212

(Space Above For Recorder's Use)

**CONSTRUCTION DEED OF TRUST WITH ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND  
FIXTURE FILING**

<b>NAME AND ADDRESS OF TRUSTOR/BORROWER:</b>	Legend Towers II, L.C. c/o Millcreek Partners LLC - Operating Manager 1178 W. Legacy Crossing Blvd. Ste. 100 Centerville, Utah 84014 Attention: Spencer Wright Organizational Number: 12233400-0160
<b>NAME AND ADDRESS OF LENDER:</b>	Wells Fargo Bank, National Association Commercial Real Estate (AU#1074) 299 South Main Street, 6 <sup>th</sup> Floor Salt Lake City, Utah 84111 Attention: Ben Bliss
<b>NAME AND ADDRESS OF TRUSTEE:</b>	Wells Fargo Bank, Northwest, National Association 1512 Eureka Road, Suite 350 Roseville, California 95661
<b>PROPERTY ADDRESS / ABBREVIATED LEGAL DESCRIPTION:</b>	See legal description on <u>Exhibit A</u> of this document.

THIS INSTRUMENT COVERS GOODS THAT ARE OR WILL BECOME FIXTURES ON THE DESCRIBED REAL PROPERTY AND SHOULD BE FILED FOR RECORD IN THE REAL PROPERTY RECORDS WHERE MORTGAGES AND DEEDS OF TRUST ON REAL ESTATE ARE RECORDED. THIS INSTRUMENT SHOULD ALSO BE INDEXED AS A UNIFORM COMMERCIAL CODE FINANCING STATEMENT COVERING GOODS THAT ARE OR WILL BECOME FIXTURES ON THE DESCRIBED REAL PROPERTY, THE MAILING ADDRESSES OF THE SECURED PARTY AND THE DEBTOR ARE WITHIN.

THIS SECURITY INSTRUMENT CONSTITUTES A "CONSTRUCTION MORTGAGE" WITHIN THE MEANING OF UTAH CODE ANN., SECTION 70A-9a-334(8) OR ANY SUCCESSOR STATUTE. THE PROCEEDS OF THE LOAN SECURED BY THIS SECURITY INSTRUMENT ARE TO BE USED BY BORROWER IN PART FOR THE PURPOSE OF FUNDING THE CONSTRUCTION AND DEVELOPMENT OR REHABILITATION OF THE PROPERTY AND IMPROVEMENTS DESCRIBED HEREIN AND ARE TO BE DISBURSED IN ACCORDANCE WITH THE PROVISIONS OF THE LOAN DOCUMENTS (AS HEREINAFTER DEFINED). OWNER IS THE FEE OWNER OF THE PROPERTY DESCRIBED HEREIN.