

**WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:**
Miller Family Real Estate, L.L.C.
c/o Greg Flint
351 Opportunity Way
Draper, Utah 84020

13340232
7/27/2020 12:57:00 PM \$40.00
Book - 10986 Pg - 4037-4040
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Affects Parcel No.: 15-13-102-002

SUBDIVISION DEED
(Lot #1)

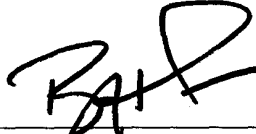
MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company ("**MFRE**"), whose principal office is located at 351 Opportunity Way, Draper, Utah 84020, is the fee simple owner of that certain real property located in Salt Lake City, Salt Lake County, Utah, more particularly described and depicted on **Exhibit "A"** attached hereto and incorporated herein ("**Parcel A**").

Pursuant to that certain Notice of Subdivision Approval by the Salt Lake City Planning Division dated July 22, 2020 and recorded July 27, 2020 as Entry No. 13340231, the purpose of this Subdivision Deed (this "**Deed**") is to effectuate the subdivision of Parcel A into two (2) adjoining lots, as generally depicted on **Exhibit "A"** attached hereto (respectively, "**Lot 1**" and "**Lot 2**"). Lot 1 consists of 523,472 square feet, or 12.017 acres, with an approximate address of 1340 S. 500 W., Salt Lake City, Utah 84115, and is more particularly described in **Exhibit "B"** attached hereto. Lot 2 consists of 221,136 square feet, or 5.077 acres, with an approximate address of 1420 S. 500 W., Salt Lake City, Utah 84115.

NOW THEREFORE, in order to effectuate the subdivision of Parcel A and to create Lot 1, MFRE hereby conveys and warrants to MFRE, for the sum of Ten Dollars and other good and valuable consideration, Lot 1, and does hereby submit this Deed to the Salt Lake County Recorder's Office for recordation.

IN WITNESS WHEREOF, MFRE has executed this Deed as of this 23 day of July 2020.

MILLER FAMILY REAL ESTATE, L.L.C.,
a Utah limited liability company

By: 
Bradley E. Holmes, President

CTI 124512

EXHIBIT "A"

Surveyor's Plat of Parcel A

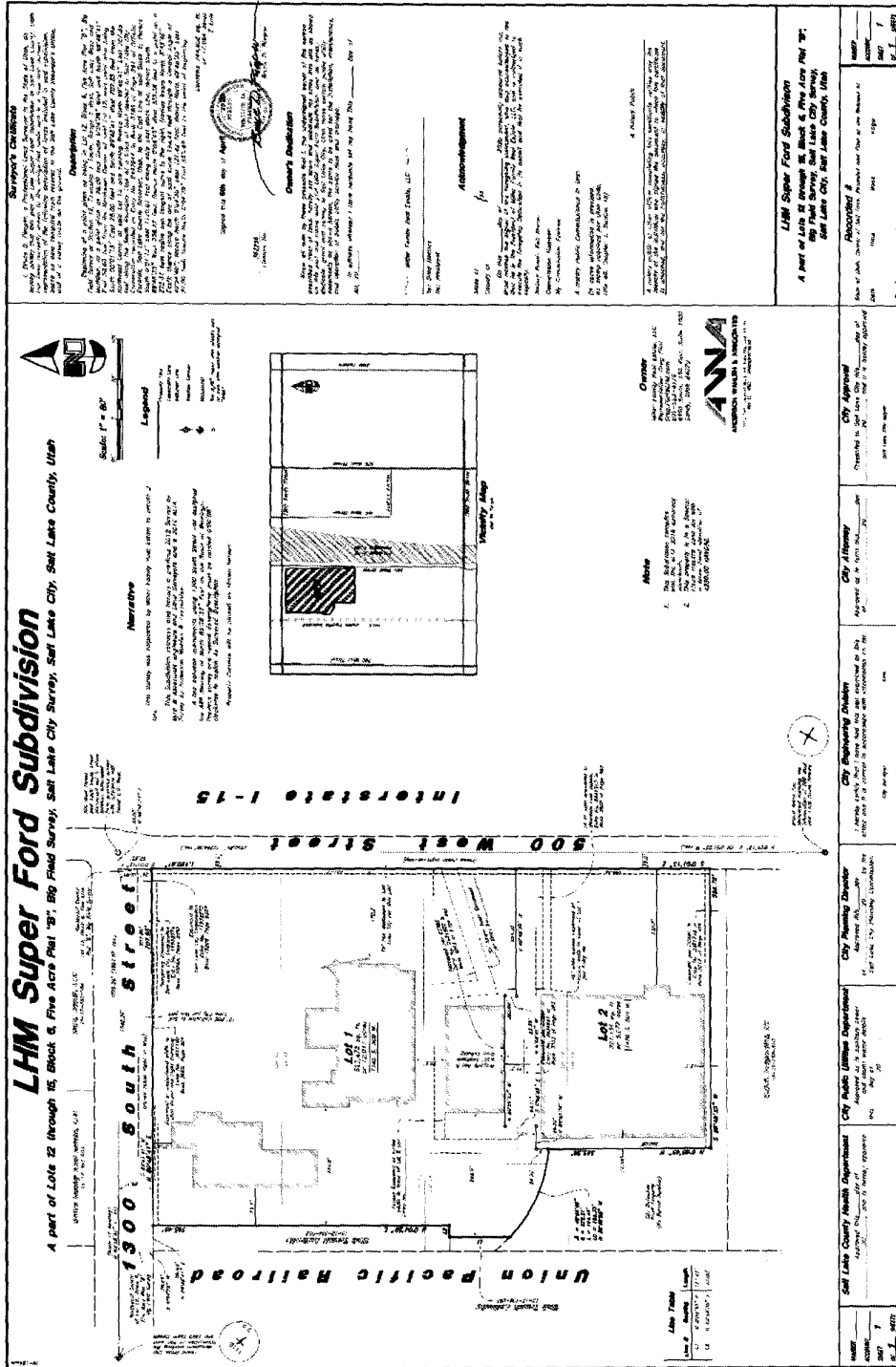


EXHIBIT "B"

Legal Description of Lot 1

(For Reference Purposes Only APN: 15-13-102-002)

A part of Lots 12, 13 and 14, Block 6, Five Acre Plat "B", Big Field Survey within Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, Utah:

Beginning at a point of intersection of the South Boundary Line of a tract of land deeded to Salt Lake City Corporation recorded as Entry No. 2497944 in Book 3195 at Page 291 of Official Records, Salt Lake County, Utah and the East line of said Block 6, 28.00 feet South 0°01'13" East from the Northeast Corner of said Lot 12, said Northeast Corner being 1575.26 feet North 89°56'37" East along the monument line and 39.65 feet South 0°01'13" East from a brass cap monument found marking the intersection of 700 West Street and 1300 South Street and running thence South 0°01'13" East 731.27 feet along the East line of said Block 6; thence South 89°48'35" West 251.35 feet; thence North 0°08'45" West 22.38 feet; thence North 89°59'28" West 260.02 feet; thence South 0°08'45" East 63.11 feet; thence North 89°43'36" West 46.22 feet; thence South 0°08'45" East 24.70 feet; thence Northwesterly along the arc of a 272.31 foot radius non-tangent curve to the right a distance of 194.44 feet (Center bears North 3°43'45" East, Central Angle equals 40°54'40" and Long Chord bears North 65°48'55" West 190.33 feet); thence North 0°04'30" East 121.42 feet; thence North 89°48'35" East 22.00 feet; thence North 0°04'29" East 595.49 feet to said Salt Lake City Corporation South Boundary line; thence North 89°48'41" East 707.85 feet along said South line the to the East Line of said Block 6 and the point of beginning.

Contains 523,472 sq. ft.
or 12.017 acres