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9/5/2017 3:32:00 PM \$14.00
Book - 10595 Pg - 6281-6282
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance
Company
When Recorded Mail To:
Miners Cove, LLC
1793 West 9000 South
West Jordan, Utah 84088

27-15-151-070-0000

QUITCLAIM DEED

File No: **023-5865298 (CP)**

Date: **September 01, 2017**

Jeffrey S. Almond D.D.S., P.C.

For consideration paid, quitclaims to

Miners Cove, LLC, a Utah limited liability company

Whose address is **1793 West 9000 South, West Jordan, Utah 84088**

the following described real property situate in **Salt Lake County, Utah:**

BEGINNING AT A POINT THAT IS SOUTH 00°01'38" WEST 1,412.61 FEET AND EAST 45.94 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SOUTH JORDAN PARKWAY (UDOT RIGHT OF WAY NO. HPP-0121(2)0) THE FOLLOWING COURSES AND DISTANCES: NORTH 44°08'24" EAST 27.13 FEET TO UDOT STA. NO. 186+41.73; THENCE NORTH 88°01'38" EAST 68.220 FEET TO UDOT STA. NO. PC 187+09.22; ALONG A 9947 FOOT RADIUS CURVE TO THE RIGHT 102.77 FEET THROUGH A DELTA OF 0°35'31" (CHORD BEARS NORTH 88°19'23" EAST 102.76 FEET); THENCE SOUTH 190.51 FEET; THENCE EAST 7.76 FEET; THENCE SOUTH 80.00 FEET; THENCE WEST 243.60 FEET TO THE SECTION LINE; THENCE ALONG THE SECTION LINE NORTH 00°01'38" EAST 156.80 FEET; THENCE SOUTH 89°58'22" EAST 46.20 FEET; THENCE NORTH 00°08'25" WEST 88.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE 2 PARCELS CONVEYED TO SOUTH JORDAN CITY BY WARRANTY DEED RECORDED AS ENTRY NO. 12511054, IN BOOK 10545, AT PAGE 6792 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL

1:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 00°01'38" WEST 1,412.61 FEET AND EAST 45.94 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 44°08'24" EAST 1.09 FEET ALONG THE SOUTH JORDAN PARKWAY (UDOT RIGHT OF WAY NO. HPP-0121(2)0); THENCE SOUTH 0°31'10" EAST 61.85 FEET; THENCE SOUTH 06°40'57" WEST 9.82 FEET; THENCE NORTH 0°08'43" WEST 70.81 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 00°01'38" WEST 1,501.49 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°58'22" EAST 44.04 FEET; THENCE SOUTH 06°49'39" WEST 26.60 FEET; THENCE SOUTH 06°36'37" WEST 53.19 FEET; THENCE SOUTH 0°24'48" EAST 77.53 FEET; THENCE NORTH 89°58'22" WEST 35.39 FEET; THENCE NORTH 0°01'38" EAST 156.78 FEET TO THE POINT OF BEGINNING.

Jeffrey S. Almond
Jeffrey S. Almond D.D.S., President

STATE OF Utah)
COUNTY OF Salt Lake) ss.

On September 1, 2017 before me, the undersigned Notary Public, personally appeared Jeffrey S. Almond D.D.S., President of Jeffrey S. Almond D.D.S., P.C., 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 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.

WITNESS my hand and official seal.
My Commission Expires: 12/2/20 *Carol Pauli*
Notary Public

