

Mail Recorded Deed and Tax Notice To:
MILLCREEK
3330 South 1300 East
Millcreek, UT 84106



13869743 B: 11294 P: 4589 Total Pages: 3
01/13/2022 04:36 PM By: zhook Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

IRA 3300 S FUND I, LLC, a Utah limited liability company

GRANTOR(S) of Millcreek, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

MILLCREEK, a body corporate and politic of the State of Utah

GRANTEE(S) of Millcreek, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake**, State of Utah:

See Attached Exhibit "A"

TAX ID NO.: 16-27-452-012-0000 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this January 6, 2022.

IRA 3300 S FUND I, LLC, a Utah limited liability company

BY: JC CAPITAL PARTNERS, LLC, a Utah limited liability company, Manager-Member

BY: JJ Mills, L.L.C., a Utah limited liability company, Member

BY: [Signature]
Joseph Mills, Manager-Member

BY: [Signature]
Janna Lynn Mills, Manager-Member

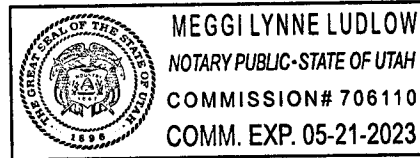
STATE OF UTAH

COUNTY OF SALT LAKE

On this January 6, 2022, before me, personally appeared Joseph Mills, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of IRA 3300 S FUND I, LLC, a Utah limited liability company.

[Signature]

Notary Public



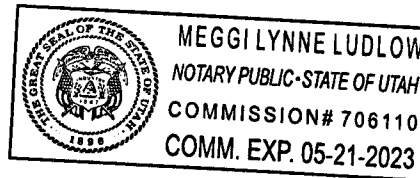
STATE OF UTAH

COUNTY OF SALT LAKE

On this January 13, 2022 before me, personally appeared Janna Lynn Mills, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of IRA 3300 S FUND I, LLC, a Utah limited liability company.

[Signature]

Notary Public



PARCEL TO BE DEDICATED TO MILLCREEK CITY

A PORTION OF THAT CERTAIN PARCEL CONVEYED BY WARRANTY DEED RECORDED NOVEMBER 28, 2018 AS ENTRY NO. 12893119 IN BOOK 10733 AT PAGE 7242 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PORTION BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL, SAID POINT BEING ON THE MONUMENT LINE OF 3300 SOUTH STREET, SAID POINT BEING SOUTH 89°53'35" EAST ALONG SAID MONUMENT LINE 783.44 FEET TO THE NORTHWEST CORNER THEREOF AND SOUTH 0°11'57" EAST ALONG SAID WEST LINE 30.00 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION WITH 2300 EAST STREET, SAID POINT ALSO BEING NORTH 889.92 FEET (53 RODS BY DEED) AND EAST 786.15 FEET (789.25 FEET BY DEED) TO SAID WEST LINE AND NORTH 0°11'57" WEST ALONG SAID WEST LINE 224.10 FEET (NORTH/SOUTH BY DEED) FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°53'35" EAST 60.50 FEET TO THE EAST LINE OF SAID PARCEL; THENCE SOUTH 0°11'57" EAST ALONG SAID EAST LINE 10.00 FEET; THENCE NORTH 89°53'35" WEST 60.50 FEET TO SAID WEST LINE; THENCE NORTH 0°11'57" WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING

CONTAINS 605 SQ. FT. OR 0.014 ACRES