

MAIL TAX NOTICES TO GRANTEE(S) AT:  
4666 - 4668 SOUTH 1300 EAST  
MILLCREEK, UT 84117

13955859 B: 11340 P: 9480 Total Pages: 2  
05/20/2022 01:56 PM By: slang Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: GT TITLE SERVICES  
1250 E. 200 S., SUITE 3DLEHI, UT 84043



Property Reference Information:

Tax Parcel No(s): 22-05-476-039  
Property Address(es) (if any):  
4666 - 4668 SOUTH 1300 EAST, MILLCREEK, UT 84117

## WARRANTY DEED

**Hillrock Holdings, LLC, Series 466-4668 S 1300 E LLC, a Utah limited liability company ("Grantor"),**

in exchange for good and valuable consideration, hereby conveys and warrants to

**BENNETT BRIAN TIBBS ("Grantee(s)")**

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**BEGINNING AT A POINT ON THE WEST LINE OF A 66 FOOT COUNTRY ROAD, SOUTH 80° WEST 322.28 FEET, NORTH 2°23'30" EAST 371.24 FEET; AND NORTH 87° WEST 33 FEET FROM THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 87° WEST 125 FEET; THENCE NORTH 3°24' EAST 105.04 FEET; THENCE SOUTH 77°45' EAST 125 FEET TO SAID WEST LINE; THENCE SOUTH 2°23'30" WEST 84.95 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.**

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2022 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: SL49240S

Tax Parcel No(s): 22-05-476-039

Property Address(es) (if any):

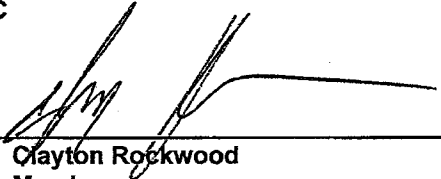
4666 - 4668 SOUTH 1300 EAST, MILLCREEK, UT 84117

**-Signature Page to Warranty Deed-**

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.


Witness the hand of Grantor this 20<sup>th</sup> day of MAY, 2022.

Hillrock Holdings, LLC, Series 466-4668 S 1300 E LLC

By:   
Clayton Rockwood  
Its: Member

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 20 day of May, 2022, personally appeared before me Clayton Rockwood, who stated that he/she is the Member of Hillrock Holdings, LLC, Series 466-4668 S 1300 E LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

  
\_\_\_\_\_  
NOTARY PUBLIC

