

WHEN RECORDED, MAIL TO:
GREGORY C. ZAUGG, ESQ.
THE McCULLOUGH GROUP
405 SOUTH MAIN STREET, SUITE 800
SALT LAKE CITY, UTAH 84111

**GRANTEE'S ADDRESS/
MAIL TAX NOTICE TO:**
9350 S. 150 E., SUITE 1000
SANDY, UTAH 84070

**14077050 B: 11403 P: 6954 Total Pages: 2
03/01/2023 10:08 AM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: THE MCCULLOUGH GROUP, LLC
405 S MAIN ST STE 800SALT LAKE CTY, UT 841113418**

THIS SPACE FOR RECORDER'S USE ONLY

Parcel # 22-04-132-007

SPECIAL WARRANTY DEED

JOSHUA MILLER and LAUREN MILLER, husband and wife, grantors, of Salt Lake County, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under them to **FRENCHIE CORNER LLC**, a Utah limited liability company, grantee, of Salt Lake County, for the sum of \$10.00 and for other good and valuable consideration, the following described tract of land in **Salt Lake County, state of Utah**:

See attached Exhibit A for legal description.

WITNESS, the hands of said grantors this 16th day of February, 2023.



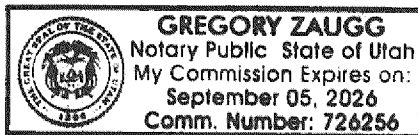
JOSHUA MILLER

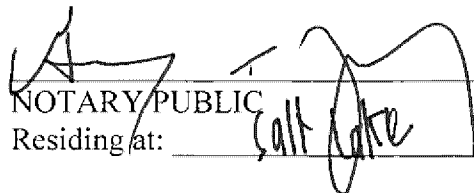


LAUREN MILLER

STATE OF UTAH)
): ss.
COUNTY OF SALT LAKE)

On the 16th day of February, 2023, personally appeared before me, **JOSHUA MILLER and LAUREN MILLER**, the signers of the within instrument, who duly acknowledged to me that they executed the same.





NOTARY PUBLIC
Residing at: Salt Lake

EXHIBIT A
TO SPECIAL WARRANTY DEED

Real property located in Salt Lake County, state of Utah, more particularly described as follows:

BEGINNING AT A POINT WEST 13.71 FEET FROM THE SOUTHEAST CORNER OF LOT 17, FULLER GARDENS NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK R, PAGE 83, A SUBDIVISION IN THE NORTH HALF OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 77.90 FEET TO THE POINT OF A 20.98 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 36.62 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE NORTH 10°00' EAST 81.43 FEET; THENCE NORTH 86°26'20" EAST 85.40 FEET; THENCE SOUTH 00°25'30" WEST 110.12 FEET TO THE POINT OF BEGINNING.

Parcel No. 22-04-132-007