

When Recorded Return to:  
Mountain Ridge Management, LLC  
132 East 13065 South, Suite 200  
Draper, UT 84020



## Quit-Claim Deed

Tax Parcel No. 33-04-326-002

City of Bluffdale, a Utah municipal corporation, GRANTOR(s),

Hereby QUIT-CLAIMS to:

Mountain Ridge Management LLC, GRANTEE(s),

For the sum of ten dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit

BEGINNING NORTH 89°51' WEST 993.19 FEET AND SOUTH 0°01'21" WEST 91.26 FEET FROM THE CENTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°01'21" WEST 572.00 FEET, MORE OR LESS; THENCE NORTH 89°52'22" WEST 263.16 FEET, MORE OR LESS; THENCE NORTH 0°01'51" EAST 620.41 FEET, MORE OR LESS; THENCE SOUTH 79°27'01" EAST 267.57 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SUBJECT TO easements, covenants, conditions, restrictions, leases, reservations and rights-of-way currently of record and general County and/or City property taxes not delinquent.

See Exhibit 1 for graphical representation.

IN WITNESS WHEREOF, the GRANTORS have executed this Warranty Deed this 27 day of March 2023.

GRANTOR

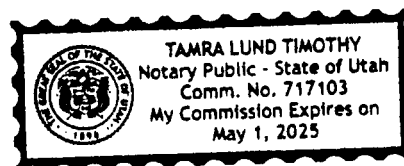
GRANTOR

STATE OF UTAH )

:ss

COUNTY OF SALT LAKE )

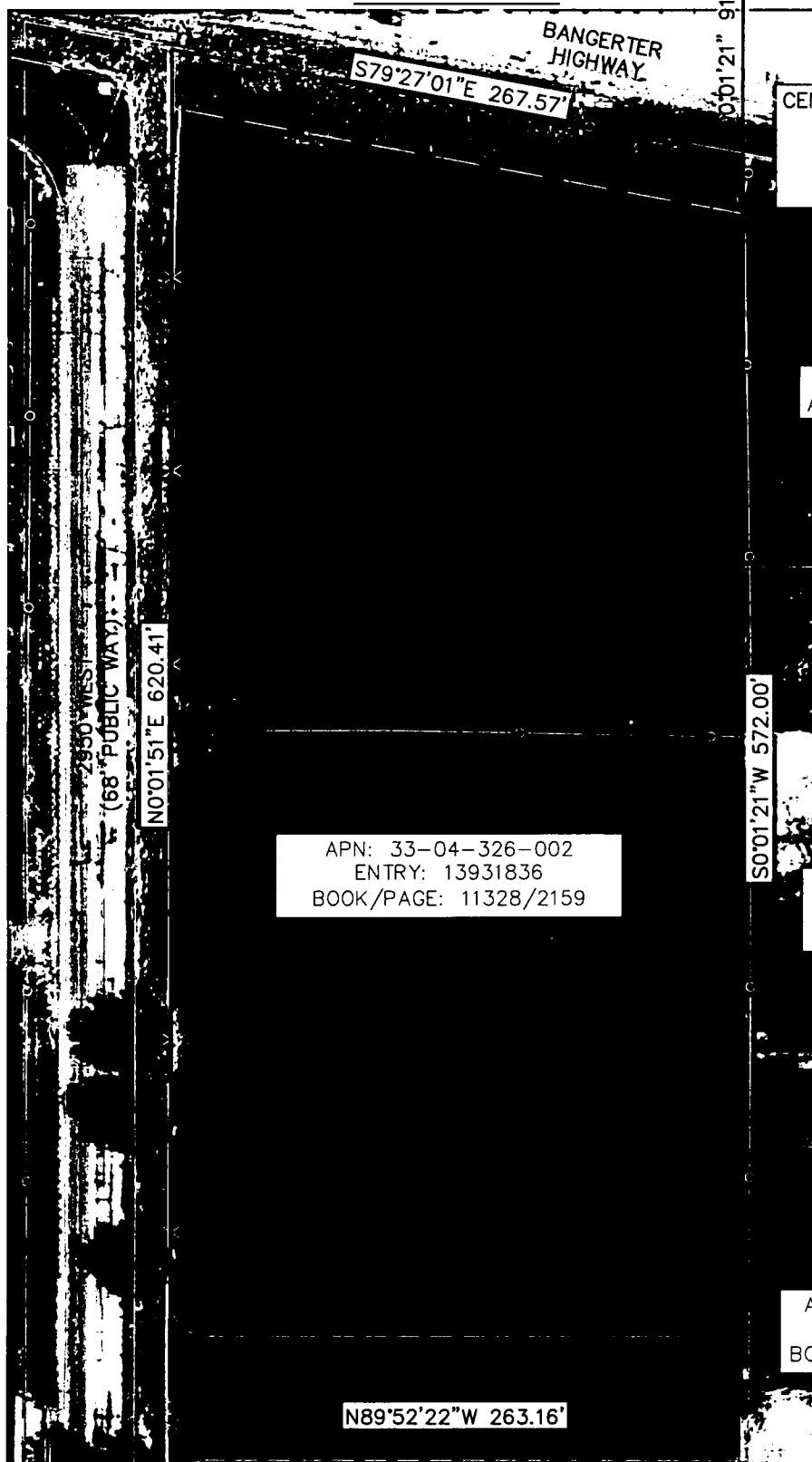
On this 27th day of March, 2023, personally appeared before me Mark Reid (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirm did say that he/she is the City Manager (title of office) of the City of Bluffdale, a Utah municipal corporation, and said document was signed by him/her on behalf of said Corporation by Authority of its Bylaws, or Resolution of its Board of Directors), and said Mark Reid (name of document signer) acknowledged to me that said Corporation executed the same.

  
Notary Public



SCALE 1" = 80'

# EXHIBIT 1



N89°51'00"W 993.19'

S0°01'21"E 91.26'

BANGERTER  
HIGHWAY

S79°27'01"E 267.57'

CENTER OF SECTION 4,  
TOWNSHIP 4 SOUTH,  
RANGE 1 WEST,  
SALT LAKE BASE  
AND MERIDIAN

UDOT  
APN: 33-04-326-034

2950' WEST  
(68' PUBLIC WAY)  
N0°01'51"E 620.41'

APN: 33-04-326-002  
ENTRY: 13931836  
BOOK/PAGE: 11328/2159

S0°01'21"W 572.00'

APN: 33-04-326-046  
ENTRY: 14024153  
BOOK/PAGE: 11376/6876

N89°52'22"W 263.16'

APN: 33-04-326-047  
ENTRY: 13942080  
BOOK/PAGE: 11333/0629

APN: 33-04-326-004  
ENTRY: 13931835  
BOOK/PAGE: 11328/2155



**WILDING**  
ENGINEERING

14751 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.855.1112  
WWW.WILDINGENGINEERING.COM

PLOT DATE: Mar 20, 2023