



14138533 B: 11437 P: 1712 Total Pages: 3
08/08/2023 01:30 PM By: avice Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (SUGARHOUSE)
2121 SOUTH MCCLELLAND STREET, SALT LAKE, UT 84106

MAIL TAX NOTICE TO GRANTEE:

Adam Moffat and Alison Moffat

6345 Camino Marinero
San Clemente, CA 92763

File Number: 2373729KC

WARRANTY DEED

Millcreek 3000, LLC

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Adam Moffat and Alison Moffat, husband and wife as joint tenants

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

BEGINNING AT A POINT 1816.86 FEET SOUTH AND 599.48 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 149.75 FEET; THENCE EAST 133.50 FEET; THENCE NORTH 2°12'33" WEST 156.87 FEET; THENCE EAST 82 FEET; THENCE NORTHWESTERLY ALONG B.Y. DITCH 75.5 FEET MORE OR LESS, THENCE WEST 170.4 FEET; MORE OR LESS, THENCE SOUTH 76.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WITH LIES WITHIN THE FOLLOWING PARCEL: BEGINNING AT A POINT ON A FENCE LINE WHICH IS 1815.43 FEET SOUTH AND 726.60 FEET EAST FROM THE NORTH QUARTER CORNER, SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID FENCE SOUTH 82°25'11" WEST 13.89 FEET TO A FENCE CORNER; THENCE SOUTH 03°56'08" EAST ALONG SAID FENCE 28.71 FEET TO A CORNER OF A BUILDING, THENCE SOUTH 89°43'11" EAST 11.96 FEET ALONG THE BUILDING TO A POINT ON THE NORTH END OF A RETAINING WALL; THENCE ALONG SAID RETAINING WALL THE FOLLOWING TWO (2) COURSES AND DISTANCES, SOUTH 4°52'08" EAST 24.60 FEET AND SOUTH 00°17'33" EAST 96.25 FEET; THENCE EAST 152.78 FEET TO THE WEST LINE OF THE BRIGHAM YOUNG DITCH, THENCE ALONG THE WEST LINE OF SAID DITCH THE FOLLOWING TWO (2) COURSES AND DISTANCES, NORTH 27°12'30" WEST 131.10 FEET AND NORTH 21°41'10" WEST 48.47 FEET TO A POINT ON A FENCE LINE; THENCE ALONG SAID FENCE SOUTH 82°25'11" WEST 78.35 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING therefrom any portion lying within the bounds of a public street and/or right of way.

TAX ID NUMBER FOR PROPERTY: 16-27-251-034

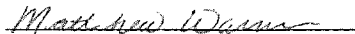
Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 7th day of August, 2023.

Millcreek 3000, LLC



Richard Warner, Manager


Matthew Warner, Manager

STATE OF: California

COUNTY OF: San Francisco

On this 7 day of August 2023, personally before me appeared Richard Warner and Matthew Warner, who proven on the basis of satisfactory evidence are the Managers of Millcreek 3000, LLC, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

Notary Public
Commission Expires:

See Attached not

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

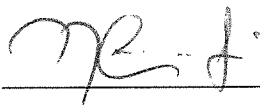
On August 7, 2023 before me, Nikola Cicin-Sain, Notary Public
(insert name and title of the officer)

personally appeared Richard Warner and Matthew Warner,
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

