

WHEN RECORDED, MAIL TO:
Millcreek City Recorder
Millcreek City
3330 South 1300 East
Millcreek, Utah 84106

WITH A COPY TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

14164689 B: 11451 P: 3258 Total Pages: 2
10/18/2023 12:29 PM By: BGORDON Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: UTAH DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY - 4TH FLOOR PO BOX 148420 SALT LAKE CITY, UT 84114


Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	22-05-277-003
	PIN No.	19631
	Project No.	F-2076(4)1
	Parcel No.	2076:107:C

Fairways 84310 JGC LLC, Grantor(s), a Utah limited liability company, hereby CONVEYS AND WARRANTS to MILLCREEK CITY, Grantee, at 3330 South 1300 East, Millcreek, Utah 84106, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing 1300 East Street known as Project No. F-2076(4)1, being part of an entire tract of property situate in Lot 3 of Block 2 of the Ten Acre Plat "A" Big Field Survey, in the SE1/4 NE1/4 of Section 5, T.2S., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest Corner of said entire tract, which corner is 247.66 feet (247.50 feet by record) South from the Northwest Corner of said Lot 3, said corner is also 933.15 feet North along the monument line of said 1300 East Street and 33.00 feet East from the street monument at the intersection of State Route 266 (4500 South Street) and said 1300 East Street, which corner is also 33.00 feet perpendicularly distant easterly from the control line of said project opposite approximate engineer station 19+33.15; and running thence North 64.85 feet along the existing easterly right of way line of said 1300 East Street to a point 33.00 feet perpendicularly distant easterly from said control line opposite engineer station 19+98.00; thence S.06°09'42"E. 65.22 feet to the southerly boundary line of said entire tract at a point 40.00 feet perpendicularly distant easterly from said control line opposite approximate engineer station 19+33.16; thence S.89°55'30"W. (West by record) 7.00 feet along said southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 227 square feet or 0.005 acre in area.

(Note: Rotate all bearings in the above description 00°19'49" clockwise to obtain project bearings.)

PIN No. 19631
Project No. F-2076(4)1
Parcel No. 2076:107:C

STATE OF Colorado
COUNTY OF Boulder ss.

Fairways 84310 JGC LLC

John Culkin
Signature

JOHN CULKIN OWNER & MANAGER
Print Name and Title

On this 27 day of SEP., in the year 2023, before me personally appeared,
JOHN CULKIN, whose identity is personally known to me
(or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that
he/she is the OWNER & MANAGER of Fairways 84310 JGC LLC, a Utah limited
liability company and that said document was signed by him/ her on behalf of said
Fairways 84310 JGC LLC, a Utah limited liability company by Authority of
its OWNER & MANAGER.

Nicole K Horton
Notary Public

