

14300957 B: 11525 P: 4324 Total Pages: 4
10/16/2024 09:01 AM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Millcreek Highland Investments, LLC, a Utah limited liability company
14647 S Porter Rockwell Blvd, Suite B
Bluffdale, UT 84065



SPECIAL WARRANTY DEED

EveReal-Estate, LLC, a Utah limited liability company,

GRANTOR(S), of Bluffdale, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Millcreek Highland Investments, LLC, a Utah limited liability company,

GRANTEE(S), of Bluffdale, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-28-354-003 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

Dated this 15 day of October, 2024.

EveReal-Estate, LLC, a Utah limited liability company

BY: Brian Everill
Brian Everill
Managing Member

BY: Robert Everill
Robert Everill
Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 day of October, 2024, before me, personally appeared Brian Everill, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of EveReal-Estate, LLC, a Utah limited liability company.

Krista Crook
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 day of October, 2024, before me, personally appeared Robert Everill, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of EveReal-Estate, LLC, a Utah limited liability company.

Krista Crook
Notary Public



EXHIBIT A

Legal Description

PARCEL 1:

A parcel of land located in the Southwest quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point in the center of Highland Drive, which point is South 15°15'30" East 822.89 feet, more or less, from the center of the intersection of 3300 South Street and Highland Drive, said intersection having been described as being South 1528.2 feet and North 89°45'00" East 663.67 feet from the West quarter corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian in that certain plat recorded October 29, 1927 in Book H of Plats, at Page 157 in the office of the Salt Lake County Recorder, (said point of beginning having also been described as being East 858 feet and North 356.4 feet and North 15°15'30" West 25.91 feet from the Southwest corner of said Section 28), and said point also being on the Northerly line of property conveyed to Wasatch Lawn Cemetery Association in that certain Warranty Deed recorded July 15, 1996 as Entry No. 6406110, in Book 7443, at Page 2016 of the official records of the Salt Lake County Recorder; and running thence along said Northerly line East 117.22 feet; thence along the Westerly boundary of the said Wasatch Lawn Cemetery Association property North 15°15'30" West 103.3 feet; thence continuing along said Westerly boundary North 79°00'00" East 60 feet; thence continuing along said Westerly boundary North 60 feet, more or less, to an old fence line (said point also being described as the Northerly line of the Florence L. Parry and Gwen Darling Parry Petersen property as described in that certain Decree of Distribution recorded March 21, 1940 as Entry No. 87666, in Book 245, at Page 541 of the official records of the Salt Lake County Recorder); thence along said old fence line and the Southerly line of the "Pergler" property (or the extension thereof) described in that certain Warranty Deed recorded May 28, 1981 as Entry No. 3569118, in Book 5253, at Page 115 of the official records of the Salt Lake County Recorder, and the Southerly line of the "Nova Development, Inc." property described in that certain Warranty Deed recorded May 1, 1987 as Entry No. 4448396, in Book 5911, at Page 2768 of the official records of the Salt Lake County Recorder, West 195.72 feet, more or less, to the center line of said Highland Drive; thence South 15°15'30" East along the center line of said Highland Drive 177.79 feet, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion conveyed to Salt Lake County, a body corporate and politic of the State of Utah, in that certain Warranty Deed recorded October 17, 2001 as Entry No. 8032570, in Book 8512, at Page 4505 of the official records of the Salt Lake County Recorder, being more particularly described as follows:

A parcel of land in fee for the widening and reconstruction of Highland Drive, a Salt Lake County Project, being part of an entire tract of property situate in the Southwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows:

Beginning at the Southwest corner of said entire tract, said point being 118.394 meters (388.43 feet) South 15°14'41" East from a Salt Lake County monument at the intersection of said Highland Drive and 3350 South Street (by deed said point being East 858.00 feet and North 356.4 feet and North 15°15'30" West 25.91 feet from the Southwest corner of said Section 28); and running thence East 11.660 meters (38.25 feet) to a point 11.250 meters (36.91 feet) perpendicularly distant Easterly from the centerline of said project; thence North 15°14'41" West 54.191 meters (177.79 feet) along a line parallel to said centerline to the Northerly boundary line of said entire tract; thence West 11.660 meters (38.25 feet); thence South 15°15'30" East 54.191 meters (177.79 feet) to the point of beginning.

PARCEL 1A:

A non-exclusive 25-foot right-of-way over the land adjoining on the South of the above-described property, insofar as the same is appurtenant to said property, as created in that certain Warranty Deed recorded June 14, 1951 as Entry No. 1248508, in Book 862, at Page 102 of the official records of the Salt Lake County Recorder.

LESS AND EXCEPTING FROM said right-of-way that portion conveyed to Salt Lake County, a body corporate and politic of the State of Utah, in that certain Warranty Deed recorded April 10, 2001 as Entry No. 7866045, in Book 8444, at Page 1366 of the official records of the Salt Lake County Recorder.