

When Recorded, Mail To:

Redevelopment Agency of Midvale City
ATTN: Secretary
7505 S. Holden Street
Midvale, UT 84047

14403384 B: 11582 P: 2597 Total Pages: 3
06/30/2025 09:41 AM By: mpalmer Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: REDEVELOPMENT AGENCY OF MIDVALE CITY
705 S HOLDEN STREET ATTN: RECORDER MIDVALE, UT 84047



QUIT CLAIM DEED

PGM JORDAN BLUFFS, LLC, grantor, at 201 S. Main Suite 2000 SLC, UT 84111, hereby QUITCLAIMS to the **REDEVELOPMENT AGENCY OF MIDVALE CITY**, a political subdivision organized under the laws of the State of Utah, grantee, at 7505 South Holden Street, Midvale, Utah 84047, for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of its rights, title, interest, and estate of grantor in and to the following described tracts of land in Salt Lake County, State of Utah, to wit:

PORTION OF LOT 204A OF JORDAN BLUFFS 2ND AMENDED SUBDIVISION

(PORTION OF PARCEL NO. 21-35-277-037)

BEGINNING AT THE NORTHEAST CORNER OF LOT 204A OF JORDAN BLUFF 2ND AMENDED SUBDIVISION, RECORDED JANUARY 18, 2022, AS ENTRY NO. 13871265 IN BOOK 2022P AT PAGE 30, SAID POINT BEING SOUTH $00^{\circ}12'34''$ WEST 2,173.27 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

THENCE ALONG THE BOUNDARY OF SAID LOT 204A THE FOLLOWING TWO (2) COURSES:

- (1) SOUTH $00^{\circ}12'34''$ WEST 8.56 FEET ALONG THE SECTION LINE;
- (2) SOUTH $77^{\circ}21'33''$ WEST 407.54 FEET;

THENCE NORTH $22^{\circ}34'34''$ WEST 71.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF IVY DRIVE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- (1) NORTH $84^{\circ}04'18''$ EAST 217.54 FEET;

(2) NORTHEASTERLY 29.99 FEET ALONG THE ARC OF A 464.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH $05^{\circ}55'42''$ EAST AND THE CHORD BEARS NORTH $85^{\circ}55'23''$ EAST 29.98 FEET WITH A CENTRAL ANGLE OF $03^{\circ}42'10''$);

- (3) NORTH $87^{\circ}46'28''$ EAST 179.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,660 SQUARE FEET OR 0.405 ACRES

AS DEPICTED ON ATTACHED EXHIBIT

By: Christon Gardner
(Manager)

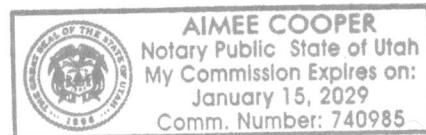
Dustin Gettel
(signature)

STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this 25 date of JUNE, 2025 before me, the undersigned Notary Public, personally appeared, CHRISTIAN GARDNER, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/ affirmed, he is the Manager of PGM JORDAN BLUFFS, LLC and that the forgoing instrument was signed by him on behalf of said Corporation by authority of its bylaws and said Corporation executed the same.

Witness my hand and official seal.

Dustin Gettel
(Notary Signature)



(Notary seal)

PUBLIC ENTITY AFFIDAVIT

In accordance with Utah Code Ann. § 57-1-48, I, Dustin Gettel, being of legal age and authorized by the Redevelopment Agency of Midvale City, hereafter "public entity," being first duly sworn, depose and state as follows: The public entity consents to the conveyance of real property by deed from PGM JORDAN BLUFFS, LLC. By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property described in the attached legal description. The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property described in the attached legal description. This Public Entity Affidavit is intended to evidence that the public entity consents to PGM JORDAN BLUFFS, LLC conveying the real property described in the attached legal description to the public entity.

By Dustin Gettel

Dustin Gettel, Chief Administrative Officer

ATTEST:

By Rori L. Andreason

Rori L. Andreason, Secretary



WITNESS the hand of said grantor this 25 day of June, 2025.

PGM JORDAN BLUFFS, LLC

By: Brad Holmes
(Manager)


(signature)

STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this 25 date of June, 2025 before me, the undersigned Notary Public, personally appeared, Brad Holmes, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/ affirmed, he is the **Manager** of **PGM JORDAN BLUFFS, LLC** and that the forgoing instrument was signed by him on behalf of said Corporation by authority of its bylaws and said Corporation executed the same.

Witness my hand and official seal.


(Notary Signature)

(Notary seal)

