

OCT 20 2021

Katherine White, cc
BARBARA COLLINS, CIRCUIT CLERK
JEFFERSON COUNTY, ARKANSAS

\$30.00

WARRANTY DEED

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

THAT **ADP-MILLCREEK 3, LLC**, a Utah limited liability company (hereinafter "Grantor"), by and through its authorized Manager, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by **RAYMOND BOMBEN AND OWENA JEAN BOMBEN, AS TRUSTEES UNDER THE RAYMOND BOMBEN AND OWENA JEAN BOMBEN TRUST DATED FEBRUARY 8, 2000**, as to a 1.275% interest as a tenant in common (herein "Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto said **RAYMOND BOMBEN AND OWENA JEAN BOMBEN, AS TRUSTEES UNDER THE RAYMOND BOMBEN AND OWENA JEAN BOMBEN TRUST DATED FEBRUARY 8, 2000**, as to a 1.275% interest as a tenant in common, and unto Grantee's successors and assigns forever, the following described land, situate in the County of Jefferson and State of Arkansas, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO recorded instruments, covenants, rights of way, easements, and all prior mineral reservations and oil and gas leases, if any.

TO HAVE AND TO HOLD the same unto the said Grantee and unto Grantee's successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

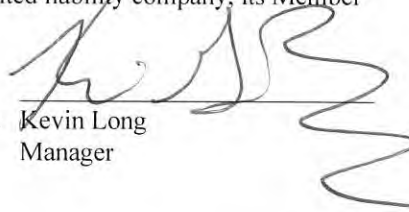
AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said lands, that the same is unencumbered, and that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its authorized Manager, this 12th day of October, 2021.

MAIL TAX STATEMENTS TO:
c/o MILLROCK INVESTMENT FUND 1, LLC
111 S. MAIN ST, STE. 2200
Salt Lake City, UT 84111

ADP-MILLCREEK 3, LLC

By: MILLROCK INVESTMENT FUND 1, LLC,
a Utah limited liability company, its Member

By: 
Name: Kevin Long
Title: Manager

ACKNOWLEDGEMENT

STATE OF: UTAH }
 } ss:
COUNTY OF: UTAH }

On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Kevin Long to me personally known, who stated that he was the authorized Manager of MILLROCK INVESTMENT FUND 1, LLC, a Utah limited liability company, the Member of ADP-MILLCREEK 3, LLC, a Utah limited liability company, and was duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 12th day of October, 2021.

My Commission Expires:
03-19-2024


Notary Public



Exhibit A
Legal Description

Tract I:

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 6 South, Range 9 West of the 5th P.M., more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), thence South 89 degrees 21 minutes 18 seconds West 40.00 feet to the point of beginning; thence North 00 degrees 42 minutes 17 seconds West 340.00 feet; thence South 89 degrees 26 minutes 11 seconds West 440.00 feet; thence South 00 degrees 42 minutes 18 seconds East 340.00 feet to the South line of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4); thence North 89 degrees 34 minutes 26 seconds East 164.54 feet along said South line; thence North 89 degrees 21 minutes 18 seconds East 275.46 feet along said South line to the point of beginning.

Tract II:

Commence at the Southeast corner of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 6 South, Range 9 West, thence South 89 degrees 20 minutes 45 seconds West along the South line of said Section 315.46 feet to the Northwest corner of Section 4, Township 7 South, Range 9 West, thence South 89 degrees 30 minutes 15 seconds West along said Section 32 South line 164.51 feet to the point of beginning; thence South 89 degrees 30 minutes 15 seconds West along said Section 32 South line 100.00 feet; thence North 00 degrees 46 minutes 10 seconds West 389.77 feet; thence North 89 degrees 22 minutes 10 seconds East 540.00 feet to the West right of way line of Hazel Street; thence South 00 degrees 45 minutes 55 seconds East along said West right of way line 50.00 feet; thence South 89 degrees 22 minutes 10 seconds West 440.00 feet; thence South 00 degrees 46 minutes 15 seconds East 340.00 feet to the point of beginning.



STATE OF ARKANSAS
 DEPARTMENT OF FINANCE AND ADMINISTRATION
 MISCELLANEOUS TAX SECTION
 P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: JTC-21-7584

Grantee: RAYMOND BOMBEN AND OWENA JEAN BOMVEN, AS TRUSTEES
Mailing Address: UNDER THE RAYMOND BOMBEN AND OWENA JEAN BOMBEN TRUST
 DATED FEBURARY 8, 2000
 111 S. MAIN ST STE 2200
 SALT LAKE CITY UT 841110000

Grantor: ADP-MILLCREEK 3, LLC
Mailing Address: 111 S MAIN ST STE 2200
 SALT LAKE CITY UT 841110000

Property Purchase Price: \$167,103.23
Tax Amount: \$554.40
County: JEFFERSON
Date Issued: 10/20/2021
Stamp ID: 1712809984



I HEREBY CERTIFY THAT THIS INSTRUMENT
 WAS FILED AND RECORDED ON THE 20
 DAY OF October 20 AT 1:55
 BOOK NO 1062 PAGE 321

BARBARA COLLINS
 JEFFERSON COUNTY, ARKANSAS
 BY *Barbara Collins* DC

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Ashley Beatty, agent
 Grantee or Agent Name (signature): *Ashley Beatty, agent* Date: 10.19.21
 Address: 111 S. main St Ste 2200

FILED FOR RECORD
AT 11:03 O'CLOCK 9 M

APR 28 2020
Ana Washburne
LAFAYETTE WOODS, SR., CIRCUIT CLERK
JEFFERSON COUNTY, ARKANSAS
30th

WARRANTY DEED (Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

THAT **AMD REAL ESTATE, LLC**, an Arkansas limited liability company (hereinafter "Grantor"), by and through its authorized President, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by **ADP-MILLCREEK 3, LLC**, a Utah limited liability company, as to an 88.492% interest as a tenant in common and **CLUB FITNESS, INC.**, a Utah corporation, as to an 11.508% interest as a tenant in common (herein "Grantees"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto said **ADP-MILLCREEK 3, LLC**, a Utah limited liability company, as to an 88.492% interest as tenant in common and **CLUB FITNESS, INC.**, a Utah corporation, as to an 11.508% interest as tenant in common, and unto Grantees' successors and assigns forever, the following described land, situate in the County of Jefferson and State of Arkansas, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO recorded instruments, covenants, rights of way, easements, and all prior mineral reservations and oil and gas leases, if any.

TO HAVE AND TO HOLD the same unto the said Grantees and their successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

AND Grantor hereby covenants with said Grantees that Grantor is lawfully seized of said lands, that the same is unencumbered, and that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

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