

MLS# 1371038

Tour/Open: Tour
 List Price: \$2,150,000
 Original List Price: \$2,350,000
 Lease Price: \$0
 CDOM: 493
 DOM: 493
 CTDOM: 0
 Sold Price: \$2,000,000
 Concessions: \$0
 Address: 250 E 1000 N
 NS/EW: 1000 N / 250 E
 City: Tooele, UT 84074
 County: Tooele
 Plat:
 Tax ID: 02-005-0-0049 • History
 Zoning Code: RESIDE
 School Dist: Tooele
 Sr High: Tooele
 Acre FT./Share: 20.25 | Own
 Wells: |
 Culinary Well Health Inspected:
 Prop Type: Residential
 Acres: 25.00
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No
 Facing: N
 Drv. Access
 Water Distance:
 Sewer Distance:
 Gas Distance:
 Usable Electric:
 Pressurized Irr.:
 Conn. Fees:
 Irrigation Co:
 Water: Culinary Available
 Exterior Feat.:
 Irrigation:
 Land Use:
 Utilities: Gas: Available; Power: Available; Sewer: Available
 Zoning: Single-Family
 Possession: Closing
 Terms: Cash; Conventional
 CCR: No
 Lot Facts: Terrain: Flat; View: Lake; View: Mountain; View: Valley
 Pre-Market:
 Township:
 Range:
 Section:
 Section:
 Description:
 Driving Dir:
 Remarks:

Status: Sold

Price Per: Other
 List Date: 04/09/2016

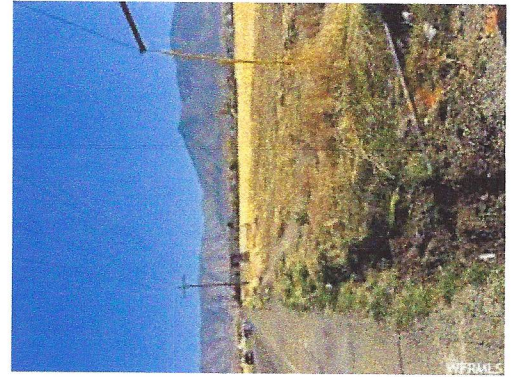
Contract Date: 08/15/2017
 Sold Date: 08/15/2017
 Sold Terms: Cash

Area: Grantsville; Tooele;
 Erda; StanP

LOT #:
 Taxes: \$4,500
 HOA Fee: \$0
 HOA Transfer: \$0

Elem: Copper Canyon
 Priv Schl: Excelsior Academy
 Acre FT./Share: 0.00 |
 Surface: |

Jr High: Tooele
 Other Schl:
 Acre FT./Share: 0.00 |
 Dev. Spring: |




Agt Remarks: This 20.25 AF of water is actual city approved culinary water, it will NOT be cut in half, it has already been cut in half when we transferred it from Grantsville, it is actually 20.25 acre feet of culinary water. Currently zoned residential, we have approached Tooele City to rezone part of property for commercial, they said they would be more than willing but won't do it until we have a potential buyer with plans, for obvious reasons. They are also willing to rezone for higher density which would allow for more residents such as town homes or condos. We have a lead on as much water as you need as well, this of course would be an extra cost.

HOA Remarks:
Clos Remarks:

Contact: Kyle
L/Agent: Kyle Mathews
Co-Agent: Vicki L Powell
L/Office: Wise Choice Real Estate
Owner: Mathews
Contact Type: Agent
Email: mathewsbros@yahoo.com
Email: vickisellsutah@gmail.com

Owner Type: Owner/Agent
Ph 1: 435-830-4652
Ph: 435-830-4652
Ph: 435-830-6010
Ph: 435-228-6392
Ph 2:
Cell: 435-830-4652
Cell: 435-830-6010
Fax:

Entry #: 471503
07/27/2018 11:25 AM WATER DEED
Page: 1 of 1
FEE: \$10.00 BY: IRISH CREEK LLC
Jerry Houghton, Tooele County, Utah Recorder


NOTARY PUBLIC



Entry #: 453111
08/11/2017 02:33 PM WARRANTY DEED
Page: 1 of 2
FEE: \$12.00 BY: OLD REPUBLIC TITLE (DRAPER)
Jerry Houghton, Tooele County, Utah Recorder

WHEN RECORDED MAIL TO:
Irish Creek, LLC, a Utah limited liability company
791 North 100 East #100
Lehi, Utah 84043
File Number: 1722410SR

WARRANTY DEED

Mathews Development Enterprises, L.L.C., a Utah limited liability company, GRANTOR
for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to
Irish Creek, LLC, a Utah limited liability company, GRANTEE
the following tract of land in Tooele, County, State of UTAH, to-wit

A portion of the Northwest Quarter of Section 22, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Section 22, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running thence North 89°43'06" East 882.22 feet along the section line to the west line of Tooele Estates Subdivision; thence South 00°15'15" East 1321.46 feet along the west line of said subdivision to the forty acre line; thence South 89°41'17" West 612.27 feet along the forty acre line; thence North 340.01 feet; thence South 89°41'17" West 96.28 feet; thence Southwesterly 23.55 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°18'43" East and the long chord bears South 44°42'40" West 21.20 feet through a central angle of 89°57'13"); thence South 00°15'56" East 80.02 feet; thence South 89°41'17" West 160.00 feet to the section line; thence North 00°15'56" West 1076.92 feet along the section line to the point of beginning.

TAX ID NUMBER FOR PROPERTY: 02-005-0-0049

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 2017 and thereafter.

WITNESS the hand of Grantor, this 11th day of August, 2017.

Mathews Development Enterprises, L.L.C., a Utah limited liability company

By:


Kyle Mathews, Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 11th day of August 2017, personally before me appeared Kyle Mathews, who proven on the basis of satisfactory evidence is the Manager of Mathews Development Enterprises, L.L.C., a Utah limited liability

**COUNTRY VIEW VILLAS
PRELIMINARY PLAT**

A PLANNED RESIDENTIAL UNIT DEVELOPMENT
TOOELE CITY, TOOELE COUNTY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 22
T35, N44W, S184M, TOOELE COUNTY, UTAH

--- FOUND ENSIGN REBAR AND CA

— GLORIA BEVAN TRUS

POINT OF BEGINNING
NORTHWEST CORNER
SECTION 22,
T 3 S., R 4 W., SLB & M

BOUNDARY LINE
SETBACK LINE (PLAT EXTENSION 20' - INTERIOR 20' TYP.)
STREET CENTER LINE
LOT LINE AND RIGHT OF WAY LINE
EXISTING RIGHT OF WAY LINE
SECTION CORNER, SURVEY MONUMENT
PLAT CORNER POINT OF INTERSECTION
TIE LINE TO CORNER
COMMON AREA / PUBLIC UTILITY EASEMENT
P.U.E. EXCEPTS CULDESSA AND POOL DECK

PRELIMINARY PLAN - NOT TO BE RECORDED



Mustang
DESIGN
731 N 109 E, SUITE 200
LEHI, UTAH 84043
OCTOBER 2018

PREPARED BY

SCALE 1" = 60'

SHEET 2 OF 2

COUNTRY VIEW VILLAS PRELIMINARY PLAT

[illegible]

Date of Filing: 06/05/2013

Tooele , UT 84074

453111 112

MATHEWS DEVELOPMENT ENTERPRISES, LLC

[Update this Business](#)**Entity Number:** 6213759-0160**Company Type:** LLC - Domestic**Address:** 3189 E ERDA WAY Tooele, UT 84074**State of Origin:****Registered Agent:** KYLE MATHEWS**Registered Agent Address:**

3189 W ERDA WAY

Tooele, UT 84074

[View Management Team](#)**Status:** Active[Purchase Certificate of Existence](#)**Status:** Active  as of 06/26/2014**Renew By:** 05/31/2019**Status Description:** Current

The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

Employment Verification: Not Registered with Verify Utah**History**[View Filed Documents](#)**Registration Date:** 05/12/2006**Last Renewed:** 03/19/2018**Additional Information**