

File # 20-4225 AB

RETURN TO:

Riverton 2053 LLC
5445 Highland Drive
Salt Lake City, Utah 84117

13533277
1/13/2021 4:21:00 PM \$40.00
Book - 11098 Pg - 8849-8850
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 2 P.

Parcel Number: 27-34-102-030-0000

--Space above for recorder's use--

SPECIAL WARRANTY DEED

RALPH B. JOHNSON

Grantor, hereby conveys and warrants against all who claim by, through or under the Grantor to

RIVERTON 2053 LLC, A UTAH LIMITED LIABILITY COMPANY

Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Salt Lake County, Utah, to-wit:

Lot 1A, PARK AVENUE RETAIL PLAT 1 AMENDED, AMENDING LOT 1 OF PARK AVENUE RETAIL PLAT 1, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, as sole owner, forever, with all appurtenances, rights and privileges thereunto belonging.

Grantor does for Grantor and Grantor' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE, as sole owner, that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS the hand of said Grantor this 11 day of January, 2021.

Ralph B. Johnson (SEAL)
Ralph B. Johnson

STATE OF UTAH

COUNTY OF SALT LAKE

} SS

On the 11th day of January, A.D. 2021, personally appeared before me, Ralph B. Johnson, the signer of the within instrument who duly acknowledged to me that he executed the above instrument.

WITNESS my hand and official seal.

Ann E. Baker
Notary Public:
Residing At: Salt Lake
My Commission Expires: 1-24-24

