

Recording Requested by:

First American Title Insurance Company  
1750 Sun Peak Drive, Suite 150  
Park City, UT 84098  
(435)615-0404

**01165130 B: 2669 P: 0403**

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Rhonda Francis Summit County Recorder

06/03/2021 01:44:19 PM Fee \$40.00

By FIRST AMERICAN - SUN PEAK

Electronically Recorded

Mail Tax Notices to and

AFTER RECORDING RETURN TO:

Seifers Properties 4, LLC, IRA Opportunity  
Fund I, L.L.C., and Ellis Real Estate  
Investments LLC

1174 E Graystone Way, STE 100

Salt Lake City, UT 84106

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **385-6138594 (wg)**

A.P.N.: **KT-15-A**

**Jack W. Mitchell, Trustee of The Jack W. Mitchell and Janice Mitchell Family Trust, dated December 8, 1998 and Restated August 22, 2019, Grantor, of Kamas, Summit County, State of UT, hereby CONVEY AND WARRANT to**

**Seifers Properties 4, LLC, a Utah limited liability company as to an undivided 65% interest and IRA Opportunity Fund I, L.L.C., a Utah limited liability company as to an undivided 30% interest and Ellis Real Estate Investments LLC, a Utah limited liability company as to an undivided 5% interest. Grantee, of Salt Lake City, Salt Lake County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Summit County, State of Utah:**

**SOUTH HALF OF LOT 2, BLOCK 6, KAMAS TOWNSITE SURVEY.**

**LESS**

**EAST HALF OF SOUTH HALF OF LOT 2, BLOCK 6, KAMAS TOWNSITE SURVEY.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 3, 2021.**

The Jack W. Mitchell and Janice Mitchell Family Trust, dated December 8, 1998 and Restated August 22, 2019

Jack W. Mitchell 6-3-21  
Jack W. Mitchell, Trustee

STATE OF Utah )  
County of Summit )ss.

On June 3, 2021, before me, the undersigned Notary Public, personally appeared **Jack W. Mitchell, Trustee of The Jack W. Mitchell and Janice Mitchell Family Trust, dated December 8, 1998 and Restated August 22, 2019**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

9/23/22

Whitney Galvan  
Notary Public

