MAIL TAX NOTICES TO GRANTEE(S) AT: 13463 South Mule Creek Cove, DRAPER, UT 84020



Tax ID No.: 34-06-105-002

13327189
7/13/2020 3:16:00 PM \$40.00
Book - 10978 Pg - 3069-3070
RASHELLE HOBBS
Recorder, Salt Lake County, UT
GT TITLE SERVICES SLC
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

SKYLINE HOLDINGS GROUP, LLC, a Utah limited liability company (hereafter referred to as "*Grantor'*), in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

DANIEL COHEN AND MADYSON COHEN, HUSBAND AND WIFE, AS JOINT TENANTS

of SALT LAKE County, State of Utah (hereafter "Grantee"),

that certain real property located in **SALT LAKE** County, Utah commonly known as **13463 South Mule Creek Cove, DRAPER, UT 84020**, and further described as follows:

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

THE OFFICER WHO SIGNS THIS DEED HEREBY CERTIFIES THAT THIS DEED AND THE TRANSFER REPRESENTED THEREBY WAS DULY APPROVED BY THE GRANTOR AND SAID OFFICER HAS EXECUTED THIS DEED IN HIS AUTHORIZED CAPACITY.

Witness the hand of Grantor this ____ day of JULY, 2020.

SKYLINE HOLDINGS GROUP, LLC

Ryan S. Litke, Manager

STATE OF UTAH

) ss.

COUNTY OF UTAH

On this \(\subseteq \text{day} \) of July, 2020, personally appeared before me Ryan S. Litke, who stated he is the Manager of Skyline Holdings Group, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

File Number: L35216E

County Parcel Number(s) (For Reference Purposes Only):

34-06-105-002

EXHIBIT "A"

UNIT 105, THE LOFTS AT CREEKSIDE CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN SALT LAKE COUNTY, UTAH, AS ENTRY NO. 13273695, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM RECORDED IN SALT LAKE COUNTY, UTAH, AS ENTRY NO. 13273694, (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES AS THE SAME ARE ESTABLISHED AND IDENTIFIED IN THE DECLARATION (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).