

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

13505622
12/21/2020 11:20:00 AM \$40.00
Book - 11084 Pg - 2385-2387
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
988 E Casa Roja St
Midvale, UT 84047

RESPA

WARRANTY DEED

ITS File No.: 87706
PIN: 22-03-328-006

TRANSPARENT PROPERTY SOLUTIONS LLC, Grantor,

of Holladay, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

JBM INVESTMENTS, LLC, a Utah Limited Liability Company , Grantee,

of Holladay, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100----- DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

Unit 5, contained within the VILLAGE PROFESSIONAL BUILDING, a Utah condominium project as identified in the Record of Survey Map recorded February 25, 1980 as Entry No. 3403512, in Book 80-2, at Page 41 of Plats, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of VILLAGE PROFESSIONAL BUILDING CONDOMINIUM, recorded February 25, 1980, as Entry No. 3403514, in Book 5053, at Page 752 (as said Declaration may have been amended and/or supplemented) in the Office of the Recorder of Salt Lake County, Utah.

Together with the appurtenant undivided interest in and to the common areas and facilities more particularly described in said Declaration and any amendments and/or Supplements thereto.

Parcel Identification No. 22-03-328-006.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this ^{15th} ~~14th~~ day of December, 2020.

TRANSPARENT PROPERTY SOLUTIONS LLC

BY: 
Jason Osborn
Managing Member

STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the ~~14th~~ of December, 2020, personally appeared before me Jason Osborn who being duly sworn did say that he/she/they is the Managing Member of TRANSPARENT PROPERTY SOLUTIONS LLC and that said instrument was signed in behalf of said limited liability company by authority and said Jason Osborn acknowledged to me that he/she/they, as such Managing Member, executed the same in the name of the limited liability company.

see attached
Notary Public -

Commission Expires:
Commission No.:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

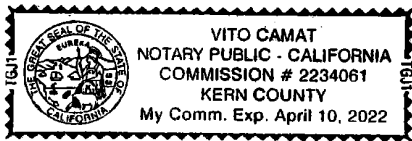
State of California)
County of Kern)

On 12/15/2020 before me, Vito Camat Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jason Osborn
Name(s) of Signer(s)

who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____