

File # 20-4225 AB

RETURN TO:

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

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

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.

--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 11<sup>th</sup> 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

