

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

13538101
1/20/2021 1:42:00 PM \$40.00
Book - 11102 Pg - 1787-1788
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
4238 West Park Lake Court
Riverton, UT 84096

RESPA

SPECIAL WARRANTY DEED

ITS File No.: 87924
PIN: 27-31-256-006

WRIGHT & ASSOCIATES, LLC, a Utah limited liability company, Grantor,

of Draper, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under the grantor, but not otherwise, to

JACOB J. GONZALEZ and COURTENEY GONZALEZ, husband and wife as joint tenants, Grantee,

of Riverton, 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:

Lot 539, PARKSIDE PLAT 4, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Together with an easement of use and enjoyment in and to the common area and facilities, including but not limited to roadways and access ways appurtenant to said Lot, as provided for in the Declaration of PARKSIDE, a Planned Unit Development.

Together with that certain Easement granted to Parkside, LLC, a Utah limited liability company, its heirs, successors and assigns, for a perpetual Easement for Ingress, Egress and Utilities and other miscellaneous purposes/facilities consistent with access-way and utilities easements, in that certain Grant of Easement recorded May 21, 2018, as Entry No. 12775966, in Book 10676 at Page 5086, of official records.

Parcel Identification No. 27-31-256-006.

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

WITNESS the hand of said grantor, this 4 day of January, 2021.

WRIGHT & ASSOCIATES, LLC, a Utah limited liability company

BY: DEREK WRIGHT, LLC, a Utah limited liability company, its Manager

By: D. Wright
DEREK WRIGHT, Manager

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 4 of January, 2021, personally appeared before me DEREK WRIGHT who being duly sworn did say that he, the said DEREK WRIGHT is the Manager of DEREK WRIGHT L.L.C. a Utah limited liability company, which is the Manager of WRIGHT & ASSOCIATES, L.L.C., a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said DEREK WRIGHT acknowledged to me that he, as such Manager of said limited liability company, executed the same in the name of the limited liability company.

[Signature]
Notary Public -

My Commission Expires: 12-15-23
Commission No.: 709307

