

Mail Tax notice to:
Grantee
1634 Cherokee Circle
Ogden, Utah 84403
Tax ID No.: 08-35-453-001 and
08-35-453-002

13801564
10/19/2021 8:48:00 AM \$40.00
Book - 11255 Pg - 8849-8851
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

VillaNueva LLC, a Utah limited liability company, also appearing of record as Villanueva, LLC and Villanueva LLC, a Utah limited liability company

GRANTOR of Ogden, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under it only to:

VillaNueva LLC, a Utah limited liability company

GRANTEE of 1634 Cherokee Circle, Ogden, Utah 84403, for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Salt Lake County, State of Utah:


See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**This Special Warranty Deed is being recorded to consolidated the following Parcel Numbers into one Parcel and one legal description for taxation purposes. Parcel Number 08-35-453-001 and 08-35-453-002.

WITNESS, the hand(s) of said grantor(s), on this 18th day of October, 2021.

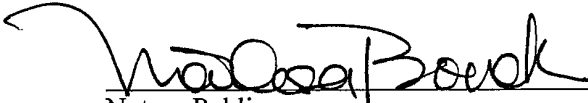
VillaNueva LLC, a Utah limited liability company

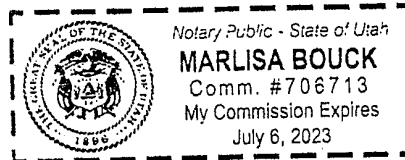
By 
Name: Katherine Kittrell
Its: Manager

COURTESY RECORDING
This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability to the accuracy of the content thereof.

State of Utah, County of Salt Lake)ss:

On this date, October 18, 2021, personally appeared before me Katherine Kittrell who being by me duly sworn did say that she is a Manager of VillaNueva LLC, a Utah limited liability company, also appearing of record as Villanueva, LLC and Villanueva LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Katherine Kittrell acknowledged to me that said limited liability company executed same.


Notary Public



ALL OF THE VILLANUEVA LLC PARCELS, SAID PARCELS BEING CONVEYED BY WARRANTY DEED RECORDED JANUARY 23, 2015 AS ENTRY NO. 11981293 IN BOOK 10290 AT PAGE 8446 AND WARRANTY DEED RECORDED MARCH 3, 2017 AS ENTRY NO. 12488300 IN BOOK 10535 AT PAGE 1227 AND QUIET TITLE JUDGMENT RECORDED OCTOBER 5, 2015 AS ENTRY NO. 12145575 IN BOOK 10367 AT PAGE 7702, ALL IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING LOCATED IN BLOCK 64, PLAT C, SALT LAKE CITY SURVEY, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID COMBINED PARCEL AS ESTABLISHED PER SAID QUIET TITLE JUDGEMENT, SAID POINT BEING SOUTH 89°59'06" WEST ALONG THE NORTH LINE OF SAID BLOCK 64 A DISTANCE OF 73.37 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 64, AND RUNNING THENCE SOUTH 14.30 FEET SOUTH TO A POINT ON A FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING FIVE COURSES: 1) SOUTH 0°00'35" EAST 53.21 FEET, 2) NORTH 89°08'00" WEST 12.30 FEET, 3) SOUTH 0°28'59" WEST 42.71 FEET, 4) NORTH 88°55'29" WEST 17.08 FEET; THENCE SOUTH 0°01'03" EAST 5.30 FEET; THENCE SOUTH 89°56'06" WEST 61.87 FEET TO THE EAST RIGHT OF WAY LINE OF LAXON COURT AND THE SOUTHWEST CORNER OF SAID COMBINED PARCEL; THENCE NORTH 0°01'03" WEST ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID COMBINED PARCEL 115.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 64 AND THE NORTHWEST CORNER OF SAID COMBINED PARCEL; THENCE NORTH 89°59'06" EAST ALONG THE NORTH LINE OF BOTH SAID BLOCK 64 AND COMBINED PARCEL 91.63 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9,854 SQ. FT. OR 0.226 ACRES