MAIL TAX NOTICES TO GRANTEE AT: 9212 COLTER BAY CIRCLE, WEST JORDAN, UT 84088

13828787 11/19/2021 2:44:00 PM \$40.00 Book - 11271 Pg - 7200-7201 RASHELLE HOBBS Recorder, Salt Lake County, UT GT TITLE SERVICES SLC BY: eCASH, DEPUTY - EF 2 P.



Property Reference Information:

Tax Parcel No(s).: 16-18-157-005

Property Address(es) (if any):

1609 SOUTH MAJOR STREET, SALT LAKE CITY, UT 84115

WARRANTY DEED

BEEHIVE EQUITY, LLC, ATEXAS limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

BLACK DOOR HOMES, LLC, a UTAH limited liability company ("Grantee"),

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 2 AND 3, BLOCK 2, BIGGS FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2021 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:
GT Title File No.: SL46700C
Tax Parcel No(s).: 16-18-157-005
Property Address(es) (if any):

1609 SOUTH MAJOR STREET, SALT LAKE CITY, UT 84115

-Signature Page to Warranty Deed-

Each of the undersigned persons who sign this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 19 day of NOVEMBER, 2021.

NOTARY PUBLIC

