When Recorded Mail To: Stowley LLC 90 East 7200 South # 200 Midvale, Utah 84047 13883214 B: 11301 P: 8144 Total Pages: 2 02/02/2022 01:37 PM By: salvarado Fees: \$40.00 SWD- SPECIAL WARRANTY DEED Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: ALTA TITLE INSURANCE AGENCY 2180 S 1300 E STE 270SALT LAKE CITY, UT 841063693

SPECIAL WARRANTY DEED

Magna Investment & Development, LTD., a Utah Limited Partnership, who also appears of record incorrectly as Magna Investment and Development, LTD., a Utah Limited Partnership Grantor(s) of Salt Lake, County of Salt Lake, State of Utah hereby Conveys and Warrants against the Acts of the Grantor(s) only to

Stowley, LLC, a Utah Limited Liability Company as to an undivided 60.56% interest and Andrea Cowley and Jon Cowley as to an undivided 13.61% interest and Matthew Michael Cowley and Jon Cowley as to an undivided 25.83% interest **Grantee(s)** of Midvale, County of Salt Lake State of Utah for the sum of TEN DOLLARS AND NO/100 ------------------------DOLLARS, and other good and valuable consideration the following described tract of land in **Salt Lake County**, State of Utah:

Lot 5, ALTA COMMERCIAL PLAT, according to the official plat thereof on file, and of record in the office of the Salt Lake County Recorder.

The following is shown for information purposes only: 28-16-101-030

SUBJECT TO current general taxes, easements, restrictions and rights of way of record.

WITNESS the hand of said grantor(s), this $\partial \phi^{+}$ day of January, A.D., 2022.

Magna Investment & Development, LTD, a Utah Limited Partnership

By: Allied Services, Inc.,

a Utah Corporation Its: General Partner

Michael J. Papanikolas, Vice President

STATE OF ARIZONA

COUNTY OF PINA

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day of January 2022, personally appeared before me Michael J. Papanikolas, Vice President of Allied Services, Inc., a Utah Corporation general partner of Magna Investment & Development, LTD, a Utah Limited Partnership, Magna Investment & Development, LTD., a Utah Limited Partnership, who also appears of record incorrectly as Magna Investment and Development, LTD., a Utah Limited Partnership the signer of the within instrument, who duly acknowledged to me that he executed the same, for and on behalf of Allied Services, Inc., a Utah Corporation general partner of Magna Investment & Development, LTD, a Utah Limited Partnership, as general partner herein.

Notary Public

My Commission Expires: 60-09-2022

Residing at: 4317 E BLANTON RO TUCSON AL 85712

Patricia L. Sauer Notary Public Pima County, Artzona Comm. Expires 08-09-2022