## MAIL TAX NOTICES TO GRANTEE AT: 2051 East Dimple Dell Road, Sandy, UT 84092



13952076 B: 11338 P: 9774 Total Pages: 2 05/13/2022 02:54 PM By: zjorgensen Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: GT TITLE SERVICES 1250 E. 200 S., SUITE 3DLEHI, UT 84043

Property Reference Information:
Tax Parcel No(s).: 28-16-128-005
Property Address(es) (if any):
1609 EAST SEGO LILY DRIVE, SANDY, UT 84092

## **WARRANTY DEED**

Utah Sell Now, LLC, a Utah limited liability company ("Grantor"),

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

Klinell Properties, 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 91, WHITE CITY NO. 46, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

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 2022 and thereafter.

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

Information for reference purposes:
GT Title File No.: SL49642S
Tax Parcel No(s).: 28-16-128-005
Property Address(es) (if any):

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## -Signature Page to Warranty Deed-

The undersigned person who signs 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 \_\_\_\_\_day of MAY, 2022.

**Utah Sell Now, LLC** 

Christian Manage

Its: Authorized Agent

STATE OF UTAH

COUNTY OF Saltlake ) ss.

On this \( \frac{1}{\infty} \) day of May, 2022, personally appeared before me Christina Moser, who stated that he/she is the Authorized Agent of Utah Sell Now, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

MELANIE COPELAN
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 06/18/2022
Commission # 700945