

MAIL TAX NOTICES TO GRANTEE AT:  
5677 S Redwood Rd #18, Taylorsville, UT 84123

14061534 B: 11395 P: 5882 Total Pages: 3  
01/11/2023 03:42 PM By: simp Fees: \$40.00  
Rashelle Hobbs, Recorder Salt Lake County, Utah  
Return To: GT TITLE SERVICES  
1250 E. 200 S., SUITE 30LEHI, UT 84043



**GT** TITLE  
File No. SL52438C

Property Reference Information:

Tax Parcel No(s): 16-32-279-004

Property Address(es) (if any):

1170 EAST SIERRA WAY, SALT LAKE CITY, UT 84106

## WARRANTY DEED

James Christensen, as Successor Trustee of The RRB Trust U/A/D March 23, 2011 ("Grantor"),

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

Viking Shield, LLC, a Utah limited liability company, as Trustee of The 1170 Sierra Trust, U/A/D December 29, 2022 ("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"):

**ALL OF LOT 3, FLOWERS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF,  
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY,  
UTAH.**

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 2023 and thereafter.

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