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 3DLEHI, UT 84043



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 Ilmited Ilability 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.

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

Information for reference purposes:
GT Title File No.: SL52438C
Tax Parcel No(s).: 16-32-279-004

Property Address(es) (if any):

1170 EAST SIERRA WAY, SALT LAKE CITY, UT 84106

-Signature Page to Warranty Deed-

THE UNDERSIGNED PERSON WHO SIGNS THIS DEED HEREBY CERTIFIES THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantors this 11 day of JANUARY, 2023.

lames Christensen, Successor Trustee

of The RRB Trust U/A/D March 23, 2011

STATE OF UTAH) so

On this 11 day of January, 2023, personally appeared before me James Christensen, the named signer of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he duly acknowledged that he is the Trustee of The RRB Trust U/A/D March 23, 2011 and that he executed this instrument in behalf of said Trust as Trustee by authority of the terms thereof. Witness my hand and official seal.

NOTARY PUBLIC

CHRISTINA MOSER
Notary Public
State Of Utah
My Commission Expires 10-01-2024
COMMISSION NO. 714398

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