

14080675 B: 11405 P: 6037 Total Pages: 1
03/10/2023 11:43 AM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HALE WOOD, PLLC
4766 SOUTH HOLLADAY BOULEVARDSALT LAKE CITY, UT 84117

When Recorded, Return To:

Michael K. Garrett
4766 S. Holladay Blvd.
Holladay, UT 84117

Mail Tax Notices To:

Captain Jack Holdings, LLC
Sarah J. Beesley, Manager
1668 Yale Ave.
Salt Lake City, Utah 84105

Parcel Number: 22-01-106-010-0000

SPECIAL WARRANTY DEED

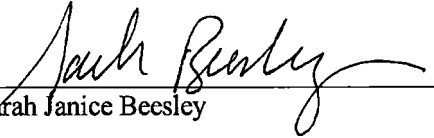
SARAH JANICE BEESLEY, (“Grantor”), hereby CONVEYS AND WARRANTS, to the extent provided below but not otherwise, to CAPTAIN JACK HOLDINGS, LLC, a Utah limited liability company, (“Grantee”), with a mailing address of 1668 Yale Ave., Salt Lake City, Utah 84105, for good and valuable consideration, all of her interest in the following described real property situated in Salt Lake County, Utah:

ALL OF LOT 163, MOUNT OLYMPUS ACRES ADDITION NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Subject to easements, restrictions and rights of way appearing of record or enforceable by law or equity.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hands of said Grantor this 7th day of March, 2023.

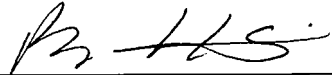


Sarah Janice Beesley

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 7th day of March, 2023, personally appeared before me SARAH JANICE BEESLEY, the signers of the within instrument, who duly acknowledged to me that she executed the same.





NOTARY PUBLIC