MAIL TAX NOTICES TO GRANTEE(S) AT: 449 SURREYRUN ROAD
MURRAY UT 84107

14126481 B: 11430 P: 5039 Total Pages: 3 07/07/2023 01:25 PM By: SCalderon 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).: 28-01-101-017
Property Address(es) (if any):
3611 EAST GOLDEN OAKS DRIVE, COTTONWOOD HEIGHTS, UT 84121

## SPECIAL WARRANTY DEED

SALT LAKE WARRIOR, LLC, ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

M AND H COMPANY LLC, a Utah limited liability company ("Grantee(s)")

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"):

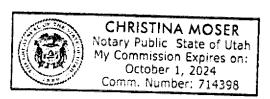
See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special 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.]

## -Signature Page to Special Warranty Deed-

The officer who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.  Witness the hand of Grantor this, 2023.
SALT LAKE WARRIOR, LLC
By: COLINBARNES
Its: AUTHORIZED SIGNER
STATE OF UTAH )
COUNTY OF Saltlake ) ss.
On this day of 2023, personally appeared before me COLIN BARNES, as the AUTHORIZED SIGNER of SALT LAKE WARRIOR, LLC, the named Grantor(s) of the within instrument proved on the basis of satisfactory evidence to be the person(s) 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



Information for Reference Purposes:

File No.: SL54062CE

County Parcel No(s).: 28-01-101-017

Property Address(es):

3611 EAST GOLDEN OAKS DRIVE, COTTONWOOD HEIGHTS, UT 84121

## EXHIBIT "A" Legal Description

BEGINNING AT A THE NORTHEAST CORNER OF LOT 14, GOLDEN HILLS NO. 11, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH, SAID POINT BEING NORTH 89°14'05" EAST 740.40 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°46' EAST 130.00 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, (THE RADIUS POINT OF WHICH IS NORTH 0°46' WEST 15.00 FEET;) A DISTANCE OF 13.62 FEET; THENCE CONTINUING NORTHWESTERLY ON A CURVE TO THE LEFT, (THE RADIUS POINT OF WHICH IS SOUTH 15°15'12" WEST 50.0 FEET) A DISTANCE OF 58.86 FEET; THENCE NORTH 16°11'34" WEST 110.80 FEET; THENCE NORTH 89°14'05" EAST 94.00 FEET TO THE POINT OF BEGINNING.

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