

14170581 B: 11454 P: 3247 Total Pages: 2
11/02/2023 11:35 AM By: VAnguyn Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SOUTH JORDAN 2
4786 WEST DAYBREAK RIM WAY, SUSOUTH JORDAN, UT 84009

Recording Requested by:
First American Title Insurance Company
4786 W Daybreak Rim Way, Ste 100
South Jordan, UT 84009
(801)559-2188

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Mark R Williams
8205 fathom road
Pensacola, FL 32514

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **4386-6294303 (LS)**
A.P.N.: **08-35-405-019-0000**

Gunlock Capital LLC, a Utah limited liability company, Grantor, of **West Valley City , Salt Lake** County, State of **UT** , hereby CONVEY AND WARRANT to

Mark R. Williams , Grantee, of **Salt Lake City , Salt Lake** County, State of **UT** , for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

BEGINNING AT A POINT 15 RODS WEST AND 2 RODS NORTH OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 70, PLAT "C", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 40 FEET; THENCE NORTH 148.5 FEET; THENCE EAST 40 FEET; THENCE SOUTH 148.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 1-A:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES, APPURTENANT TO PARCEL 1, OVER THE FOLLOWING DESCRIBED AREA:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, IN SAID BLOCK 70, AND RUNNING THENCE NORTH 2 RODS; THENCE EAST 25 RODS; THENCE SOUTH 2 RODS; THENCE WEST 199.7 FEET; THENCE SOUTH 2 RODS; THENCE WEST 212.8 FEET; THENCE NORTH 2 RODS TO THE PLACE OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **November 1** 2023 .

Gunlock Capital LLC, a Utah limited liability company

By: [Signature]
Name: Jason Nielsen
Title: Manager

STATE OF Utah)
County of Salt Lake)ss.

On November 1, 2023, before me, the undersigned Notary Public, personally appeared **Jason Nielsen, Manager of Gunlock Capital, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

My Commission Expires: 5/19/25

Notary Public

