

When recorded, mail to:
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06/07/2024 04:01 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: RAY QUINNEY & NEBEKER, P.C.
36 S STATE STREETSALT LAKE CITY, UT 84111

Mail tax notices to:
745 E 200 S, LLC
1283 E. South Temple #402
Salt Lake City, Utah 84102

Parcel No.: 16-05-155-016-0000

Special Warranty Deed

Frederick Apt IV and Callie Apt, husband and wife, as joint tenants, GRANTORS, hereby convey and warrant against all claims by, through or under Grantors, but not otherwise, to 745 E 200 S, LLC, a Utah limited liability company, GRANTEE, having a mailing address of 1283 E. South Temple #402, Salt Lake City, Utah 84102, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

Parcel 1:

Commencing at the Southwest corner of Lot 1, Block 54, plat "B", SALT LAKE CITY SURVEY and running thence East 3 rods; thence North 10 rods; thence West 3 rods; thence South 10 rods to the place of beginning.

Parcel 1A:

TOGETHER WITH a right of way of the following described tract of land:

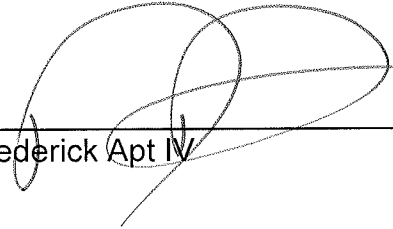
Commencing 3 rods East of the Southwest corner of Lot 1, Block 54, Plat "B", SALT LAKE CITY SURVEY and running thence North 115 ½ feet; thence East 10 feet; thence South 115 ½ feet; thence West 10 feet to the place of beginning.

The following is shown for information purposes only:

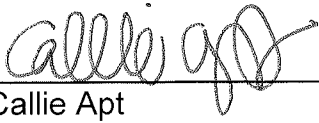
More Commonly Known as: 745 East 2000 South, Salt Lake City, UT 84102

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, and easements apparent or of record; and all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, GRANTORS have executed this Special Warranty Deed this 6th day of June, 2024.



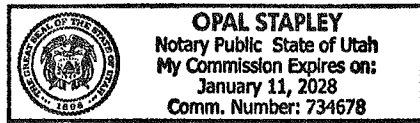
Frederick Apt IV



Callie Apt

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

The foregoing instrument was acknowledged before me this 6th day of June, 2024, by Frederick Apt IV and Callie Apt.





NOTARY PUBLIC