

Prepared By

Name: Christopher Marohn
2152 S. Vineyard Suite #105 Mesa, AZ 85210

After Recording Return To

Name: Christopher Marohn
2152 S. Vineyard Suite #105 Mesa, AZ 85210

14275769 B: 11511 P: 1593 Total Pages: 2
08/13/2024 02:51 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BOOMERANG ACCEPTANCE LLC
2152 S VINEYARD STE 105MESA, AZ 852106881

Space Above This Line for Recorder's Use

UTAH SPECIAL (LIMITED) WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **BFSR 3, LLC**, at 2152 S. Vineyard Suite #105 Mesa, AZ 85210, County of Maricopa State of Arizona ("**Grantor**"), in consideration of the sum of Ten dollars (**\$10.00**) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby convey and warrant against all who claim by, though, or under the grantor unto **Result Acquisitions, LLC**, at 2152 S. Vineyard Suite #105 Mesa, AZ 85210, County of Maricopa, State of Arizona ("**Grantee**"), the following described tract of land and premises, situate in Salt Lake County, State of Utah, to wit:

Address: 146 E. Edith Ave, Salt Lake City, Utah 84111

Legal Description:

Parcel 1:

Lot 8, Block 1, WALKER PLACE PLAT A, according to the Official Plat thereof, as recorded in the records of Salt Lake County, State of Utah.

Parcel 2:

Beginning at a point (the Southwest corner of said Lot 8, Block 1, WALKER PLACE PLAT A) said point being N 0°01'43" W 319.31 feet and N 89°56'40" E 416.46 feet from the monument at the intersection of 1300 South Street and State Street (Brammer Survey Plat September 15, 1956), thence N 89°56'40" E 42.36 feet to the SE corner of Lot 8. thence S 0°01'52" W 10.52 feet to an old fence line, thence N 89°50'11" W 42.36 feet along said fence line, thence N 0°01'52" E 10.35 feet to the point of beginning.

Situated in Salt Lake County, State of Utah

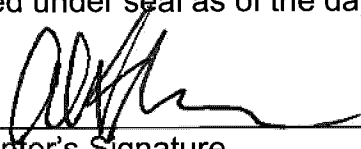
APN: 16-07-357-010-0000 and 16-07-357-025-0000

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.



Grantor's Signature

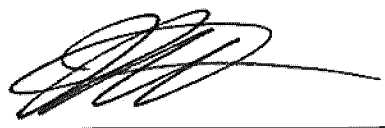
Allen Marsh, Authorized Signer BFSR 3, LLC
2152 S. Vineyard Suite #105 Mesa, AZ 85210

STATE OF Arizona)

COUNTY OF Maricopa)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Allen Marsh** whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 13 day of August 2024.



Notary Public

My Commission Expires: June 15, 2026

 **ROBERT CADENCE WESTLAKE**
Notary Public - Arizona
Maricopa Co. / #628649
Expires 06/15/2026