

14279243 B: 11513 P: 1930 Total Pages: 3
08/22/2024 04:24 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE(S) AT:
9506 W. 7350 N., Lehi, UT 84043

Transaction Reference Information:

Tax Parcel No(s): **15-34-126-009**

Property Address(es) (if any):

3544 SOUTH SHAFER LANE, WEST VALLEY CITY, UT 84119

WARRANTY DEED

William Bryan Shafer ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

Raise Investment, LLC, a Utah limited liability company and Pokish Investments LLC, a Utah limited liability company ("Grantee"),

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 in favor of Grantee as are generally included with a conveyance of real property by 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 **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL58442LC**

Tax Parcel No(s): **15-34-126-009**

Property Address(es) (if any):

3544 SOUTH SHAFER LANE, WEST VALLEY CITY, UT 84119

-Signature Page to Warranty Deed-

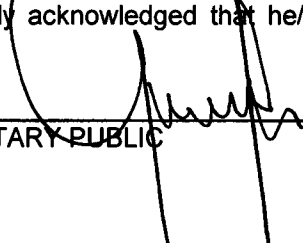
Witness the hand of Grantor this 22 day of **AUGUST, 2024**.



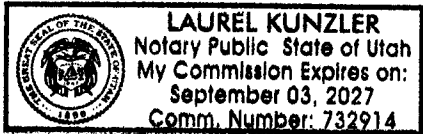
William Bryan Shafer

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 22 day of **August, 2024**, personally appeared before me **William Bryan Shafer**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC





Legal Description
File No. **SL58442LC**

Information for Reference Purposes Only:

Parcel Number(s): **15-34-126-009**

Property Address(es):

3544 SOUTH SHAFER LANE, WEST VALLEY CITY, UT 84119

EXHIBIT "A"

The real property referred to herein is situated in **SALT LAKE** County, Utah, and is described as follows:

PARCEL 1:

BEGINNING AT A POINT 385.5 FEET WEST AND 340 FEET SOUTH FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING SOUTH 100 FEET; THENCE WEST 159 FEET; THENCE NORTH 100 FEET; THENCE EAST 159 FEET TO THE PLACE OF BEGINNING.

PARCEL 1A:

TOGETHER WITH A RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH BOUNDARY LINE OF 3500 SOUTH STREET AT A POINT 33 FEET SOUTH AND 377.5 FEET WEST FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 34; THENCE RUNNING SOUTH 627 FEET; THENCE WEST 16 FEET; THENCE NORTH 627 FEET, THENCE EAST 16 FEET TO THE PLACE OF BEGINNING.

SITUATE IN SALT LAKE COUNTY, STATE OF UTAH.