

13443747
10/29/2020 12:10 PM \$40.00
Book - 11049 Pg - 7007
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
JAMES C. PARDOE
33635 E GRANITE BENCH LANE
SANDY, UT 84092
BY: ARA, DEPUTY - WI 1 P.

QUITCLAIM DEED

FOR VALUE RECEIVED, S A N C INVESTMENTS LLC does hereby convey, release, remise and forever quit claim unto James Connor Pardoe whose current address is: 3635 E Granite Bench lane Sandy, Utah 84092

Property:

8353 South U111 Highway
West Jordan, Utah 84081

Legal Description:

Parcel "A" BRIDGEPORT SUBDIVISION, according to the officel plat thereof on file and of record in the office of the Salt Lake County Recorder

Parcel # 20-34-381-020-0000

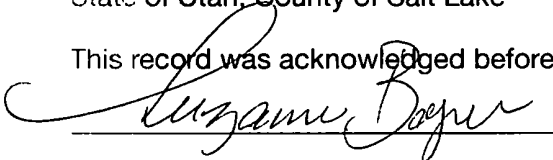
TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever

10/27/2020

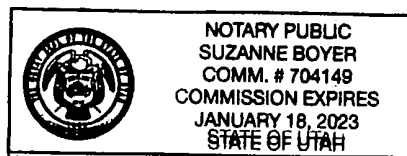

By: Derk Pardoe / S.A.N.C. Investments LLC

State of Utah, County of Salt Lake

This record was acknowledged before me on 10.29.20 by



Signature of notary public
Commission Expires:



13640148
4/22/2021 12:42:00 PM \$40.00
Book - 11161 Pg - 7491-7494
RASHELLE HOBBS
Recorder, Salt Lake County, UT
KIMBALL ANDERSON
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED RETURN TO:

KALAW, LLC d/b/a Kimball Anderson
Attn: Derek E. Anderson
649 E South Temple, 2nd Floor
Salt Lake City, Utah 84102
Parcel: **20343810200000**

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, by (i) S.A.N.C Investments, LLC, a Utah limited liability company and (ii) James C. Pardoe (collectively, the "**Grantor**"), with an address of 8353 UONE ELEVEN HWY, hereby conveys and warrants against all who claim by, through or under the Grantor, to (a) Derek E. Anderson, an undivided 18.80% tenant in common interest, (b) to William O. Kimball, an undivided 18.60% tenant in common interest, and (c) to Robert Aycock, an undivided 2.60% undivided tenant in common interest (collectively, the "**Grantee**"), with an address of 649 E South Temple, 2nd Floor, Salt Lake City, Utah 84102, of Grantor's right, title and interest in the parcel of land located in Salt Lake County, Utah as more particularly described in **Exhibit A** (the "**Property**"), attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein. After the grants above have been made, the Grantor shall retain a 60% undivided tenant in common interest in the Property.

[SIGNATURE PAGE FOLLOWS]

WITNESS the hand of said Grantor this 17th day of March 2021

S.A.N.C. Investments, LLC, a Utah limited liability company

By: *Derk Pardoe*
Name: Derk Pardoe
Title: Authorized Signer

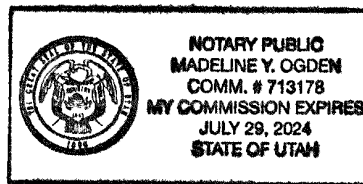
By: *J.C. Pardoe*
James C. Pardoe, individually

STATE OF UTAH)
 :SS
COUNTY OF Salt Lake)

On this 17 day of March 2021, before me, Madeline Y. Ogden, a Notary Public, personally appeared DERK PARDOE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Madeline Y. Ogden
Signature of Notary Public



STATE OF UTAH)
 :SS
COUNTY OF Salt Lake

On this 19 day of March 2021, before me, Madeline Y. Ogden, a Notary Public, personally appeared JAMES C. PARDOE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Signature of Notary Public

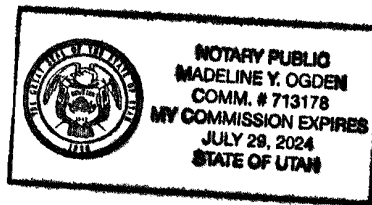


EXHIBIT A

PROPERTY DESCRIPTION

Parcel 20343810200000

Legal description

PARCEL A, BRIDGEPORT SUB.