

MAIL TAX NOTICES TO GRANTEE(S) AT:  
5000 RIVERSIDE DR, IRVING TX 75039



\*W3278224\*

E# 3278224 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
31-Mar-23 1229 PM FEE \$40.00 DEP SLV  
REC FOR: GT TITLE SERVICES  
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **07-111-0006**  
Property Address(es) (if any):  
**5813 MAIN POINT BLVD, OGDEN, UT 84405**

**WARRANTY DEED**

**DERRICK ROBERT VAN BEUGE and CHRISTIAAN LEO VAN BEUGE as Trustees of ELIZABETH ANN VAN BEUGE, TRUSTEE OF THE ROBERT AND ELIZABETH ANN VAN BEUGE TRUST U/A/D MAY 28, 2017 ("Grantors"),**

in exchange for good and valuable consideration, hereby convey and warrant to

**SALT LAKE WARRIOR, LLC, a TEXAS limited liability company ("Grantee"),**

in fee simple the following described real property located in **WEBER** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**ALL OF LOT 7, MAIN POINT SOUTH SUBDIVISION IN SOUTH OGDEN, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.**

With all the covenants and warranties of title from Grantors 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 **2023** and thereafter.

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

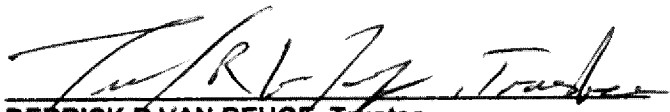
Information for reference purposes:

GT Title File No.: **SL53198CE**  
Tax Parcel No(s): **07-111-0006**  
Property Address(es) (if any):  
**5813 MAIN POINT BLVD, OGDEN, UT 84405**

**-Signature Page to Warranty Deed-**

EACH OF THE UNDERSIGNED PERSONS WHO SIGN THIS DEED HEREBY CERTIFY THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantors this 27 day of **MARCH, 2023**.



**DERRICK R VAN BEUGE, Trustee**  
**ELIZABETH ANN VAN BEUGE, TRUSTEE OF THE**  
**ROBERT AND ELIZABETH ANN VAN BEUGE TRUST**  
**U/A/D MAY 28, 2017**

STATE OF ~~UTAH~~ <sup>u</sup> Colorado  
COUNTY OF Jefferson ) ss.

On this 27 day of **March, 2023**, personally appeared before me **DERRICK R VAN BEUGE** the named signers of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and they duly acknowledged that they are the Trustees of **ELIZABETH ANN VAN BEUGE, TRUSTEE OF THE ROBERT AND ELIZABETH ANN VAN BEUGE TRUST U/A/D MAY 28, 2017** and that they executed this instrument in behalf of said Trust as Trustees by authority of the terms thereof. Witness my hand and official seal.

  
NOTARY PUBLIC


**KAREN COFFEY**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20064012163**  
**MY COMMISSION EXPIRES 3/29/26**

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Witness the hand of Grantors this 30 day of **MARCH, 2023**.

  
**CHRISTIAAN L VAN BEUGE, Trustee**  
**ELIZABETH ANN VAN BEUGE, TRUSTEE OF THE**  
**ROBERT AND ELIZABETH ANN VAN BEUGE TRUST**  
**U/A/D MAY 28, 2017**

STATE OF UTAH )  
 ) ss.  
 COUNTY OF Salt Lake )

On this 30 day of **March, 2023**, personally appeared before me **CHRISTIAAN LEO VAN BEUGE** the named signers of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and they duly acknowledged that they are the Trustees of **ELIZABETH ANN VAN BEUGE, TRUSTEE OF THE ROBERT AND ELIZABETH ANN VAN BEUGE TRUST U/A/D MAY 28, 2017** and that they executed this instrument in behalf of said Trust as Trustees by authority of the terms thereof. Witness my hand and official seal.

  
 \_\_\_\_\_  
**NOTARY PUBLIC**

