



W3322070

MAIL TAX NOTICES TO GRANTEE(S) AT:
1618 WEST WHITLOCK AVE
WEST VALLEY CITY UT 84119

E# 3322070 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
17-Apr-24 0136 PM FEE \$40.00 DEP TH
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): 02-021-0060 **BST** ds
Property Address(es) (if any): **BST** **PCV**
2658 QUINCY AVE, OGDEN, UT 84401

WARRANTY DEED

Viking Shield, LLC, a Utah limited liability company, as Trustee of THE QUINCY AVE TRUST, U/A/D February 8, 2024 ("Grantor"),

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

CASA OLVERA, LLC, A UTAH LIMITED LIABILITY COMPANY, AND MIGUEL BALDERRAMOS, A UTAH RESIDENT ("Grantee(s)")

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 4, AND THE NORTH 1/2 OF LOT 5, KISSOCKS SUBDIVISION, OF BLOCK 24, PLAT "C", OGDEN CITY SURVEY, 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 Grantor(s) 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.: **SL56834CJ**
Tax Parcel No(s): **02-021-0060**
Property Address(es) (if any):
2658 QUINCY AVE, OGDEN, UT 84401

-Signature Page to Warranty Deed-

THE UNDERSIGNED PERSON WHO SIGNS THIS DEED HEREBY CERTIFIES 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.

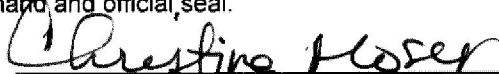
Witness the hand of Grantors this 16 day of **APRIL, 2024**.

**Viking Shield, LLC, Trustee of
THE QUINCY AVE TRUST
U/A/D February 8, 2024
By: Gold Star Advisors
Its: Manager**

By: 
Cassie Carpenter, Authorized Signer

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 16 day of **April, 2024**, personally appeared before me **Cassie Carpenter**, as authorized signer for **Gold Star Advisors**, the Manger of **Viking Shield, LLC**, the Trustee of **THE QUINCY AVE TRUST**, u/a/d **February 8, 2024**, 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 executed this instrument in his authorized capacity on behalf of said Grantor, intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC

