

MAIL TAX NOTICES TO GRANTEE AT:  
2150 SOUTH 1300 EAST STE 500  
SALT LAKE CITY UT 84106

ENT 34974:2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 May 28 03:13 PM FEE 40.00 BY KR  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED



Property Reference Information:  
Tax Parcel No(s): **52-207-0006**  
Property Address(es) (if any):  
**ADDRESS UNASSIGNED, PROVO UT 84606**

## WARRANTY DEED

**JAMES A GRAHAM AND KRISTI M GRAHAM**("Grantor"),

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

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

in fee simple the following described real property located in **UTAH** 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:*

File No.: **SL57372CE**

County Parcel No(s): **52-207-0006**

Property Address(es):

**ADDRESS UNASSIGNED, PROVO, UT 84606**

**EXHIBIT "A"**  
**Legal Description**

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

A PORTION OF LOT 2, PLAT "A", SPRING CREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING DESCRIBED AS FOLLOWS:

COMMENCING NORTH 1516.14 FEET AND WEST 7.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°13'35" WEST 67.08 FEET; THENCE SOUTH 88°33'23" EAST 10.36 FEET; THENCE SOUTH 0°57'38" EAST 66.9 FEET; THENCE NORTH 89°37'6" WEST 11.22 FEET TO THE POINT OF BEGINNING.