

MAIL TAX NOTICES TO GRANTEE(S) AT:  
206 SOUTH 94TH AVENUE  
YAKIMA, WA 98908-9796

Prepared By:



Transaction Data Reference Info.:

GT Title File No. **SL57441CE**  
Parcel No(s): **52-207-0005, 52-207-0006**  
Property Address Reference:  
**931 SOUTH 700 EAST, PROVO, UT 84606**  
**ADDRESS UNASSIGNED (Parcel 2), PROVO, UT 84606**

**SPECIAL WARRANTY DEED**

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

in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

**JACOB MARTINEZ-PARRY , A MARRIED MAN** ("*Grantee(s)*")

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(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special 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.]*

**-Signature Page to Special Warranty Deed-**

The officer who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.


Witness the hand of Grantor this 28 day of May, 2024.

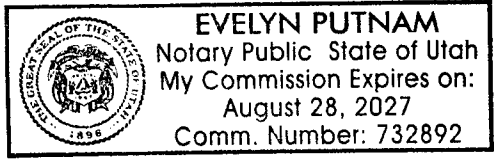
**SALT LAKE WARRIOR, LLC**

By:   
**COLIN BARNES**  
Its: **MANAGER**

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

On this 28 day of May, 2024, personally appeared before me **COLIN BARNES, as the MANAGER of SALT LAKE WARRIOR, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

  
NOTARY PUBLIC





File No. SL57441CE

*Information for Reference Purposes Only:*

Parcel Number(s): **52-207-0005,**

**52-207-0006**

Property Address(es):

**931 SOUTH 700 EAST, PROVO, UT 84606**

**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:

**PARCEL 1**

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 AT A POINT LOCATED NORTH 0°56'50" WEST 1515.52 FEET AND EAST 29.23 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°33'21" EAST 100.34 FEET; THENCE NORTH 0°57'40" WEST 70 FEET; THENCE NORTH 88°33'21" WEST 100.34 FEET; THENCE SOUTH 0°57'40" EAST 70 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

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.