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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/26/2024 12:19:24 PM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: GT TITLE SERVICES

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE(S) AT:
1012 SPYGLASS HILL, SYRACUSE, UT 840175

Transaction Data Reference Info.:
GT Title File No. **SL59858CE**
Parcel No(s): **13-309-0031**
Property Address Reference:
514 W 2650 N, CLEARFIELD, UT 84015

SPECIAL WARRANTY DEED

SALT LAKE WARRIOR, LLC, ("*Grantor*"),

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

CJ LEE PROPERTIES LLC A UTAH LIMITED LIABILITY COMPANY ("*Grantee(s)*")

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

ALL OF LOT 31, SUNSET PLACE TOWNHOUSES PUD AN AMENDMENT TO CELESTE PLACE TOWNHOUSES, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

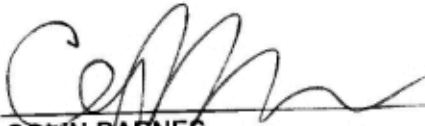
With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, 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-

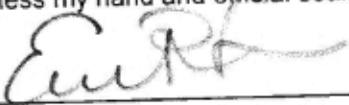
The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.
Witness the hand of Grantor this 22 day of November, 2024.

SALT LAKE WARRIOR, LLC

By: 
COLIN BARNES
Its: **MANAGER**

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

On this 22 day of November, 2024, personally appeared before me **COLIN BARNES**, as the **MANAGER of SALT LAKE WARRIOR, LLC**, the named Grantor(s) 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

