

Prepared By & Recorded at Request of:
Professional Escrow Resources
3636 North Central Avenue #620
Phoenix, AZ 85012

13058365
8/23/2019 2:26:00 PM \$40.00
Book - 10820 Pg - 2722-2724
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PROFESSIONAL ESCROW RESOURCES
BY: eCASH, DEPUTY - EF 3 P.

When Recorded Return To:
BELMONT PROPERTY INVESTMENTS
4885 South 900 East #104
Salt Lake City, UT 84117

Parcel Number: 14-11-276-007-0000

Above this line reserved for official use only

SPECIAL WARRANTY DEED

Dated: August 23, 2019

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

HIGH SUMMIT REAL ESTATE INVESTMENTS, LLC, a Utah limited liability company
(whose address is 4885 South 900 East #104, Salt Lake City, UT 84117) **conveying**
an undivided 52% interest

the GRANTOR, does hereby convey to

BELMONT PROPERTY INVESTMENTS LLC, a Utah limited liability company
(whose address is 4885 South 900 East #104, Salt Lake City, UT 84117)

the GRANTEE, all right, title and interest in the following described property situated in Salt Lake
County, Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR LEGAL DESCRIPTION

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements,
rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities
as may appear of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none
other, subject to the matters set forth above.

Grantor: HIGH SUMMIT REAL ESTATE INVESTMENTS, LLC, a Utah limited liability company

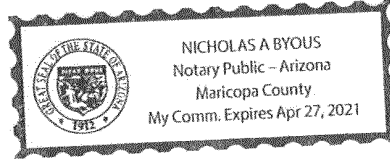


By: **DALLAS STEWART**, its Managing Member

Grantor's Notary Acknowledgment

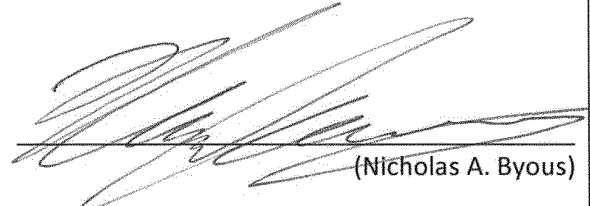
HIGH SUMMIT REAL ESTATE INVESTMENTS, LLC, a Utah limited liability company
(DALLAS STEWART, Managing Member)

STATE OF ARIZONA)
) ss.
County of Maricopa)



This notary acknowledgment is attached to a **SPECIAL WARRANTY DEED** dated August 23, 2019, having 1 page before execution (not including attachments, acknowledgements or exhibits) was acknowledged before me, the undersigned Notary Public this 23rd day of August, 2019, by **DALLAS STEWART, Managing Member of HIGH SUMMIT REAL ESTATE INVESTMENTS, LLC, a Utah limited liability company.**

My commission expires: April 27, 2021


(Nicholas A. Byous)

Additional Signer(s):
N/A

Exhibit "A"
Legal Description

Lot 7, LEGACY INDUSTRIAL PARK, according to the official plat thereof, recorded December 15, 1998 as Entry No. 7189827 in Book 9812P, at Page 344, records of Salt Lake County, Utah.

Assessor's Parcel Number: 14-11-276-007-0000

Commonly Known as: 1030 South Legacy View Street, Salt Lake City, UT 84104