

Mail Tax notice to:

Grantee

1726 East Yale Avenue  
Salt Lake City, UT 84108

MNT File No.: 79292

Tax ID No.: 16-09-410-004-0000

13464851  
11/17/2020 2:12:00 PM \$40.00  
Book - 11062 Pg - 4771-4772  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## **WARRANTY DEED**

Industrial Modern Investments, LLC

**GRANTOR** of Pleasant Grove, State of Utah, hereby CONVEYS and WARRANTS TO:

Jennifer E. Throndsen

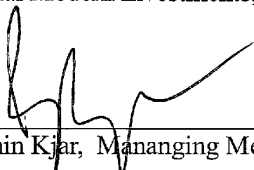
**GRANTEE** of 1726 East Yale Avenue, Salt Lake City, UT 84108 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

All of Lots 21 and 22, Upper Yale Addition, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), **November 16, 2020.**

Industrial Modern Investments, LLC

  
\_\_\_\_\_  
Benjamin Kjar, Managing Member

State of Utah  
County of Utah  
)ss:

On this date, November 16, 2020, personally appeared before me Benjamin Kjar, who being by me duly sworn did say that he is the managing member of Industrial Modern Investments, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Benjamin Kjar acknowledged to me that said limited liability company executed same.

  
\_\_\_\_\_  
Notary Public

