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4/22/2021 12:42:00 PM \$40.00
Book - 11161 Pg - 7491-7494
RASHELLE HOBBS
Recorder, Salt Lake County, UT
KIMBALL ANDERSON
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED RETURN TO:

KALAW, LLC d/b/a Kimball Anderson
Attn: Derek E. Anderson
649 E South Temple, 2nd Floor
Salt Lake City, Utah 84102
Parcel: **20343810200000**

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, by (i) S.A.N.C Investments, LLC, a Utah limited liability company and (ii) James C. Pardoe (collectively, the “**Grantor**”), with an address of 8353 UONE ELEVEN HWY, hereby conveys and warrants against all who claim by, through or under the Grantor, to (a) Derek E. Anderson, an undivided 18.80% tenant in common interest, (b) to William O. Kimball, an undivided 18.60% tenant in common interest, and (c) to Robert Aycock, an undivided 2.60% undivided tenant in common interest (collectively, the “**Grantee**”), with an address of 649 E South Temple, 2nd Floor, Salt Lake City, Utah 84102, of Grantor’s right, title and interest in the parcel of land located in Salt Lake County, Utah as more particularly described in **Exhibit A** (the “**Property**”), attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein. After the grants above have been made, the Grantor shall retain a 60% undivided tenant in common interest in the Property.

[**SIGNATURE PAGE FOLLOWS**]

WITNESS the hand of said Grantor this 17th day of March 2021

S.A.N.C. Investments, LLC, a Utah limited liability company

By: *Derk Pardoe*
Name: Derk Pardoe
Title: Authorized Signer

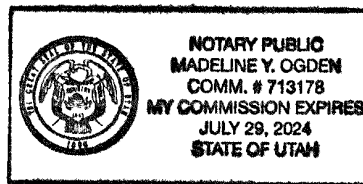
By: *J.C. Pardoe*
James C. Pardoe, individually

STATE OF UTAH)
 :SS
COUNTY OF Salt Lake)

On this 17 day of March 2021, before me, Madeline Y. Ogden, a Notary Public, personally appeared DERK PARDOE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Madeline Y. Ogden
Signature of Notary Public



STATE OF UTAH)
 :SS
COUNTY OF Salt Lake)

On this 19 day of March 2021, before me, Madeline Y. Ogden, a Notary Public, personally appeared JAMES C. PARDOE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Signature of Notary Public

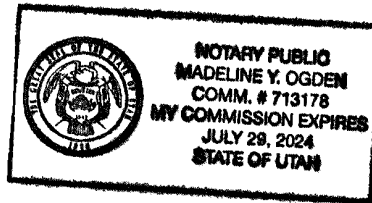


EXHIBIT A

PROPERTY DESCRIPTION

Parcel 20343810200000

Legal description

PARCEL A, BRIDGEPORT SUB.