When Recorded Return to:

Keaton R. Jenson 765 East 9000 South, Ste. A2B Sandy, UT 84094 13702799
06/28/2021 04:56 PM \$40.00
Book - 11198 P9 - 1705-1706
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
KEATON JENSON
9008 S RIDGE BEND CT
SANDY UT 84094
BY: ARA, DEPUTY - WI 2 P.

## WARRANTY DEED

GVB VENTURES, LLC, a Utah limited liability company, Grantor, whose street address is 765 East 9000 South, Ste. A2B, Sandy, Utah 84094, hereby conveys and warrants to KEATON R. JENSON, an individual, Grantee, whose street address is 765 East 9000 South, Ste. A2B, Sandy, Utah 84094, for Ten Dollars (\$10.00) and other good and valuable consideration, the real property located in SALT LAKE County, UTAH, and more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, with all its appurtenances, subject to the qualifications set forth in such **Exhibit A**.

WITNESS the hand of said Grantor this 28 day of June, 2021.
Grantor:
GBV Ventures, LLC
By: Keaton R. Jerson, Manager
STATE OF UTAH )
: ss.
COUNTY OF SALT LAKE )
The foregoing instrument was acknowledged before me this day of June, 2021, by KEATON R. JENSON, the signer as Manager of GBV Ventures, LLC, a Utah limited liability company, as Grantor of the foregoing instrument, which individual personally appeared before me and duly acknowledged to me that he executed the same in such capacity.

My Commission Expires:

4 606/101/60

Residing at: Salt Lake City. Wah

Exhibit A to Warranty Deed



## **Property Description**

The land located in SALT LAKE County, State of UTAH, and more particularly described as follows, together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with such land or any part thereof:

Lot 248, INAUGURATION SUBDIVISION PHASE 2, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

## SUBJECT TO THE FOLLOWING:

- (1) The lien of that certain Deed of Trust from Keaton R. Jenson to Cottonwood Title, Trustee for Mortgage Electronic Registration Systems, Inc. "MERS", solely as nominee for Guaranteed Rate, Inc., in the principal sum of \$171,950.00 dated May 19, 2016 and recorded May 20, 2016, in Book 10433, Page 4456, Entry Number 12283646;
- (2) Liens for real property taxes and/or municipal assessments accrued but not yet due; and
- (3) Any and all rights of way, easements, restrictions, covenants and conditions appearing of record.

Which currently has the address of 11882 S. Preamble Rd., Draper, Utah 84020

27-25-203-012