13782408 9/24/2021 2:04:00 PM \$40.00 Book - 11244 Pg - 2565-2566 RASHELLE HOBBS Recorder, Salt Lake County, UT GT TITLE SERVICES SLC BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICES TO GRANTEE(S) AT: 230 North 1250 West #102 Centerville, UT 84014



Property Reference Information:
Tax Parcel No(s).: 15-28-326-027
Property Address(es) (if any):
3164 SOUTH HILLSDALE DRIVE, WEST VALLEY CITY, UT 84120

## **WARRANTY DEED**

Property Seller Solutions, LLC, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

BANDED PROPERTIES, LLC a Utah limited liability company ("Grantee(s)")

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

ALL OF LOT 55, HILLSDALE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

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 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 2021 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: SL45598S Tax Parcel No(s).: 15-28-326-027 Property Address(es) (if any):

3164 SOUTH HILLSDALE DRIVE, WEST VALLEY CITY, UT 84120

## -Signature Page to 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 SEPTEMBER, 2021.

Property Seller\Solutions, LLC

Matthew G. Oviatt

Its: Member

STATE OF UTAH ) ss.

On this 2] day of September, 2021, personally appeared before me Matthew G. Oviatt, who stated that he/she is the Member of Property Seller Solutions, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person 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

ERIC DRYER

NOTARY PUBLIC - STATE OF UTAN

COMMISSION #706027

COMM. EXP. 06-06-2023