

MAIL TAX NOTICES TO GRANTEE AT:
721 N MAIN STREET #321
LAYTON UTR 84041

13820814
11/10/2021 3:10:00 PM \$40.00
Book - 11267 Pg - 4424-4425
RASHELLE HOBBS
Recorder, Salt Lake County, UT
GT TITLE SERVICES SLC
BY: eCASH, DEPUTY - EF 2 P.



Property Reference Information:

Tax Parcel No(s): **16-17-401-009**
Property Address(es) (if any):
1053 EAST BLAINE AVENUE, SALT LAKE CITY, UT 84105

CORRECTIVE WARRANTY DEED

COMP 4, LLC, a UTAH limited liability company ("Grantor"),

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

JCOR PROPERTIES, LLC, a UTAH limited liability company ("Grantee"),

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"):

LOTS 7 AND 8, BLOCK 3, WEST GRAND VIEW, A SUBDIVISION OF LOTS 12, 13 AND 14, BLOCK 1, FIVE ACRE PLAT "A", BIG FIELD SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

With all the covenants and warranties of title from Grantor in favor of Grantee 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.: SL46439C

Tax Parcel No(s): 16-17-401-009

Property Address(es) (if any):

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-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 5 day of NOVEMBER, 2021.

COMP 4, LLC

By: 
MICAH WILSON PEARSON
Its: MEMBER

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 5 day of November, 2021, personally appeared before me MICAH WILSON PEARSON, who stated that he/she is the MEMBER of COMP 4, 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

