

MAIL TAX NOTICES TO GRANTEE AT:
6905 S. 1300 E. #193 COTTONWOOD HEIGHTS, UTAH 84047

13889790 B: 11305 P: 2273 Total Pages: 2
02/11/2022 02:10 PM By: salvarado Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043



Property Reference Information:

Tax Parcel No(s): **16-17-479-024**

Property Address(es) (if any):

1902 South 1300 East, Salt Lake City, UT 84105

WARRANTY DEED

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

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

CLARK PROPERTY SOLUTIONS, 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"):

**COMMENCING 38 FEET NORTH FROM THE SOUTH EAST CORNER OF LOT 17 BLOCK 1A,
5 ACRE PLAT A BIG FIELD SURVEY NORTH 39.6 FEET WEST 113 FEET SOUTH 39.6 FEET
EAST 113 FEET TO BEGINNING.**

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 **2022** and thereafter.

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

Information for reference purposes:

GT Title File No.: SL47854S

Tax Parcel No(s): 16-17-479-024

Property Address(es) (if any):

1902 South 1300 East, Salt Lake City, UT 84105

-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 16 day of FEBRUARY, 2022.

Property Seller Solutions, LLC

By: Melanie Copelan
Melanie Copelan
Its: Authorized Signer

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 10 day of February, 2022, personally appeared before me **Melanie Copelan**, who stated that he/she is the **Authorized Signer 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.

Shanae Welsh
NOTARY PUBLIC

