

MAIL TAX NOTICES TO GRANTEE AT:
2320 Potosi Street, Suite 130 Las Vegas, NV 89146



13963576 B: 11345 P: 1456 Total Pages: 2
06/03/2022 09:48 AM By: aallen Fees: \$40.00
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): 26-36-378-016
Property Address(es) (if any):
13234 SOUTH MEADOWSIDE DRIVE, HERRIMAN, UT 84096

WARRANTY DEED

Vincent Vargas and Christie Vargas ("Grantors"), in exchange for good and valuable consideration, hereby convey and warrant to

Catamount Properties 2018, LLC, a Delaware 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"):

LOT E-57, HERRIMAN TOWNE CENTER, PLAT "E", PHASE 3, HERRIMAN, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH, AS ENTRY NO. 11903111, IN BOOK 2014P, AT PAGE 219.

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.: OG50168

Tax Parcel No(s): 26-36-378-016

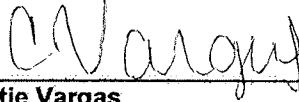
Property Address(es) (if any):

13234 SOUTH MEADOWSIDE DRIVE, HERRIMAN, UT 84096

-Signature Page to Warranty Deed-

Witness the hand of Grantors this 1 day of ^{June} ~~MAY~~, 2022.

Vincent Vargas



Christie Vargas

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~UTAH~~ ^{CA}

COUNTY OF ~~SAN DIEGO~~) ss.

On this 1st day of ~~May~~ ^{JUNE}, 2022, personally appeared before me Vincent Vargas and Christie Vargas, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.


NOTARY PUBLIC