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14009582 B: 11369 P: 2440 Total Pages: 2  
08/31/2022 03:45 PM By: pspencer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HIGHLAND TITLE  
6622 S 1300 ESALT LAKE CITY, UT 84121

**WHEN RECORDED RETURN TO:**

Mail Tax Statement to:  
**Property Vault, LLC**  
860 West State Street  
Lehi, UT 84043

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**Parcel No.: 26-10-227-006-0000**

**SPECIAL WARRANTY DEED**

(Individual Form)

**The Bike Shack, LLC, a Utah limited liability company**

**GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

**Property Vault, LLC, a Utah limited liability company**

**GRANTEE,**

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Salt Lake County, State of Utah described as follows:

**LOT 42, ECHO RIDGE SUBDIVISION PLAT PHASE 2, according to the official plat thereof on file in the office of the Salt Lake County Recorder, State of Utah.**

**PARCEL NO. 26-10-227-006-0000**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2022** and thereafter.

**WITNESS**, the hand of said grantor this 31<sup>st</sup> day of August, 2022

**The Bike Shack, LLC, a Utah limited liability company**

  
\_\_\_\_\_  
**Robert Lee Pikus, Authorized Signer**

State of Utah  
County of Utah

On this 31<sup>st</sup> day of August, 2022 before me, the undersigned Notary Public, personally appeared **Robert Lee Pikus, Authorized Signer of The Bike Shack, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Sonja F Adams  
Notary Public  
My commission expires: 1/9/2024

