

14029054 B: 11379 P: 153 Total Pages: 6
10/13/2022 08:55 AM By: Mwestergard Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed and Tax Notice To:
Investment Realty Advisors
411 West 7200 South
Suite 201
Midvale, Utah 84047



File No.: 162348-MLY

WARRANTY DEED

Forsyth LLC, a Utah limited liability company, as to a 63.79% undivided interest, and Bradley S. Forsyth and Emily M. Forsyth, as to an 7.11% undivided interest, and JC TIC 1 L.L.C., a Utah limited liability company, as to a 25.27% undivided interest, who acquired title as JC TIC 1 LLC, a Utah limited liability company, as to a 25.27% undivided interest, and Criddle Property Investment 1, LLC, a Utah limited liability company, as to a 3.83% undivided interest, all as tenants in common

GRANTOR(S) of Midvale, State of Utah, hereby Conveys and Warrants to

Forsyth LLC, a Utah limited liability company as to a 63.79% undivided interest and Bradley Scott Forsyth and Emily Michelle Forsyth as to an 7.11% undivided interest and JC TIC 1 L.L.C., a Utah limited liability company as to a 25.27% undivided interest and Criddle Property Investment 1, LLC, a Utah limited liability company as to a 3.83% undivided interest, all as tenants in common

GRANTEE(S) of Midvale, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-30-253-013 (for reference purposes only)

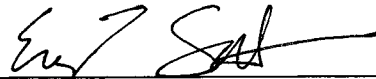
SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

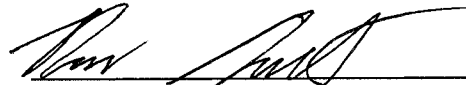
[Signature on following page]

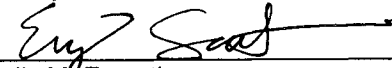
Dated this

Forsyth LLC, a Utah limited liability company

BY: 
Bradley Scott Forsyth, Member

BY: 
Emily Michelle Forsyth, Member


Bradley S. Forsyth


Emily M. Forsyth

JC TIC 1 L.L.C., a Utah limited liability company

BY: JC Capital Partners, LLC, a Utah limited liability company
Manager


BY: JJ Mills L.L.C., a Utah limited liability company

BY: 
Joseph Mills, Member-Manager

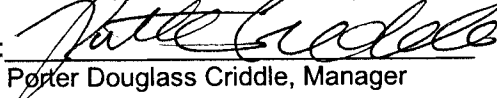
BY: 
Janna Lynn Mills, Member-Manager

BY: CSWPAW L.L.C., a Utah limited liability company

BY: 
Cory Waddoups, Member-Manager

BY: 
Pattyanne Waddoups, Member-Manager

Criddle Property Investment 1, LLC, a Utah limited liability company

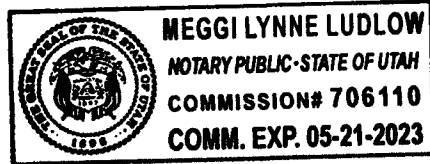
BY: 
Porter Douglass Criddle, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of October, 2022, before me, personally appeared Bradley Scott Forsyth, Member, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Forsyth LLC, a Utah limited liability company.

Meggi Ludlow
Notary Public

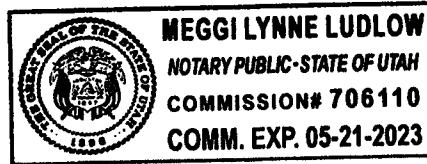


STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of October, 2022, before me, personally appeared Emily Michelle Forsyth, Member, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Forsyth LLC, a Utah limited liability company.

Meggi Ludlow
Notary Public

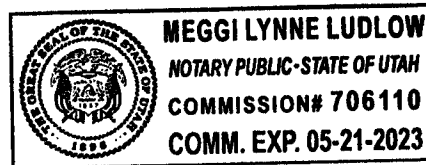


STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of October, 2022, before me, personally appeared Bradley S. Forsyth, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Meggi Ludlow
Notary Public

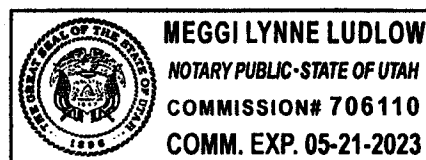


STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of October, 2022, before me, personally appeared Emily M. Forsyth, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Meggi Ludlow
Notary Public



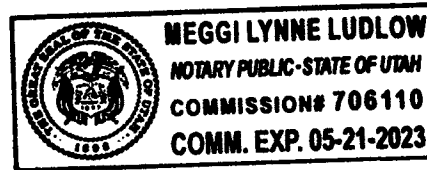
STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th day of October, 2022, before me, personally appeared Joseph Mills, Member-Manager, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of JJ Mills L.L.C., a Utah limited liability company.

Meggy Ludlow

Notary Public



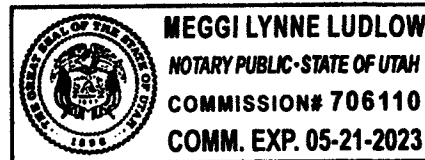
STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th day of October, 2022, before me, personally appeared Janna Lynn Mills, Member-Manager, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of JJ Mills L.L.C., LLC., a Utah limited liability company.

Meggy Ludlow

Notary Public



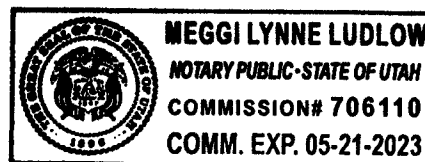
STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th day of October, 2022, before me, personally appeared Cory Waddoups, Member-Manager, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of CSWPAW, L.L.C., a Utah limited liability company.

Meggy Ludlow

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th day of October, 2022, before me, personally appeared Pattyanne Waddoups, Member-Manager, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of CSWPAW, L.L.C., a Utah limited liability company.

Meggy Ludlow

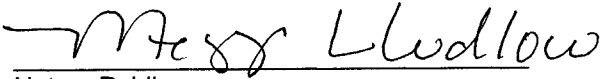
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th day of October, 2022, before me, personally appeared Porter Douglass Porter, Manager, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Criddle Property Investment 1, LLC, a Utah limited liability company.



Notary Public

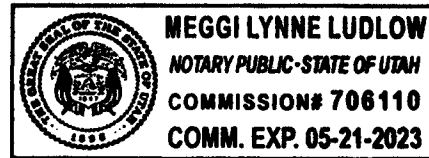


EXHIBIT A
Legal Description

Lot 4, Block 6, HOMEFIELD SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on October 22, 1912 as Entry No. 301204.