

14037966 B: 11383 P: 4160 Total Pages: 3  
11/02/2022 01:11 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY INC  
1996 E 6400 S STE 120MURRAY, UT 841212162

Mail Recorded Deed & Tax Notice To:  
Gabbott's Row, LLC, a Utah limited liability company  
650 S 500 W, Suite 188  
Salt Lake City, UT 84101



File No.: 160166-TOF

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## SPECIAL WARRANTY DEED

**Gabbott's Row, LLC, a Utah limited liability company**

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Gabbott's Row, LLC, a Utah limited liability company**

**GRANTEE(S)** of Salt Lake City, 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.:** 15-13-234-019 and 15-13-234-013 (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.

**This instrument is being executed to consolidate County Tax Parcels pursuant to Findings and Order recorded 6.16.2022 as Entry No. 13971360 in Book 11349 at Page 1167 of official records of the Salt Lake County Recorder, State of Utah.**

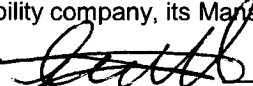
*[Signature on following page]*

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 11/1/2022

Gabbott's Row, LLC, a Utah limited liability company

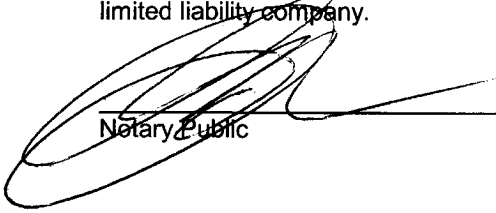
BY: 1448 South Main, LLC, a Utah limited liability company, its Manager

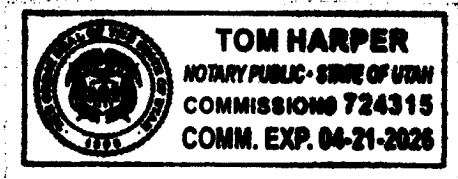
BY   
Stephen Alfandre  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 11th November 2022, before me, personally appeared Stephen Alfandre, 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 Gabbott's Row, LLC, a Utah limited liability company.

  
Notary Public



## **EXHIBIT "A"**

### **EXISTING LEGAL DESCRIPTIONS**

Parcel 15-13-234-019-0000 Legal Description

All of Lots 12, 13, 14 and 15, Block 3, GABBOTTS ADDITION, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book C at Page 65 of official records

Parcel 15-13-234-013-0000 Legal Description

Lot 16, Block 3, Gabbots addition a Subdivison of Lots 6, 7, and 16, Block 11, Five Acre Plat "A" Big Field Survey, in Salt Lake County, State of Utah.

### **COMBINED LEGAL DESCRIPTIONS**

All of Lots 12, 13, 14, 15, and 16, Block 3, GABBOTTS ADDITION, a Subdivision of Lots 6, 7, and 16, Block 11, Five Acre Plat "A" Big Field Survey, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book C at Page 65 of official records.