

WHEN RECORDED MAIL TO:

GRANTEE

~~4901 W 4985 S~~ *6074 W. 13360 S.*
~~KEARNS, UT 84118~~ *Herriman, Utah 84096*
24400

14042158 B: 11385 P: 4221 Total Pages: 1

11/15/2022 08:09 AM By: CSelman Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: TITAN TITLE INSURANCE AGENCY

10813 SOUTH RIVER FRONT PARK WASOUTH JORDAN, UT 84095

WARRANTY DEED

C SHELDON BATES and KIMBERLY BATES, Husband and Wife as Joint Tenants

Grantor,

of KEARNS, County of SALT LAKE, State of UTAH hereby CONVEYS and WARRANTS to

CARRERA CAPITAL MANAGEMENT GROUP, INC.

Grantee,

of KEARNS, County of SALT LAKE, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of UT, to-wit:

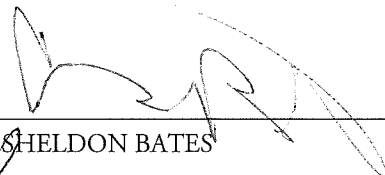
LOT 42, BLOCK 49, HOFFMAN HEIGHTS NO. 20, according to the official plat thereof recorded in the office of the SALT LAKE County Recorder, Utah.

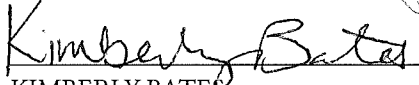
Tax ID No. 20-12-287-003

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this NOVEMBER 14, 2022



C SHELDON BATES


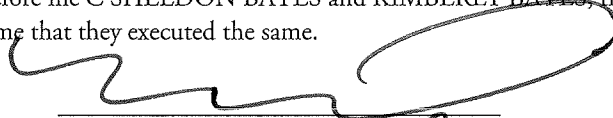
KIMBERLY BATES

STATE OF UTAH)

:ss

COUNTY OF SALT LAKE)

On NOVEMBER 14, 2022, personally appeared before me C SHELDON BATES and KIMBERLY BATES, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public *Nathan Barves*
Residing at: *Salt Lake*
My Commission Expires: *11-11-23*

