MAIL TAX NOTICES TO GRANTEE(S) AT: 10682 S WILD RICE DR. SOUTH JORDAN UT 84009

14044849 B: 11386 P: 7738 Total Pages: 2 11/21/2022 03:52 PM By: ECarter 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).: 21-03-379-022
Property Address(es) (if any):
1885 WEST BOWLING AVENUE, SALT LAKE CITY, UT 84129

WARRANTY DEED

SALT LAKE WARRIOR, LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideraiton, hereby conveys and warrants to

BRAD HARPER, a married man as his sole and separate property ("Grantee(s)")

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"):

ALL OF LOT 15, AND THE WEST 1.5 FEET OF LOT 16, BOWLING GREEN NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) 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.: **SL52124C** Tax Parcel No(s).: **21-03-379-022**

Property Address(es) (if any):

1885 WEST BOWLING AVENUE, SALT LAKE CITY, UT 84129

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 21 day of NOVEMBER, 2022.

SALT LAKE WARRIOR, LLC

v:

CHRISTINA MOSER
Its: AUTHORIZED SIGNER

STATE OF UTAH

COUNTY OF Saltlake

On this 21 day of November, 2022, personally appeared before me CHRISTINA MOSER, who stated that he/she is the AUTHORIZED SIGNER of SALT LAKE WARRIOR, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

EVELYN PUTNAM NOTARY PUBLIC-STATE OF UTAH COMMISSION# 707749 COMM. EXP. 08-13-2023