

When Recorded, Mail To:

Dennis K. Poole
POOLE & ASSOCIATES
4543 South 700 East, Suite 200
Salt Lake City, Utah 84105

14065858 B: 11397 P: 5619 Total Pages: 1
01/25/2023 02:33 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To POOLE & ASSOCIATES LC
4543 S 700 E STE 200 SALT LAKE CITY, UT 84107



GRANTEE'S ADDRESS:

1536 E. Millcreek Way
Salt Lake City, Utah 84106

Space above for County Recorder's Use
PARCEL I.D. NO.16-28-159-017

SPECIAL WARRANTY DEED

KEITH GRANT SMITH, an individual, of 1536 E. Millcreek Way, Salt Lake City, Utah 84106, GRANTOR, hereby conveys and warrants against all claiming by, through or under him to **TUSCAN OAK INVESTMENTS, LLC**, a Utah limited liability company, of 1536 E. Millcreek Way, Salt Lake City, Utah 84106, an undivided fifty percent (50%) interest in the real property, GRANTEE, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real property located in Salt Lake County, State of Utah:

Lot 109, MOUNTAIR ACRES ADDITION NO. 3, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Subject to property taxes for the year 2023 and thereafter; encumbrances, covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

DATED this 1st day of January, 2023.



KEITH GRANT SMITH

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 10th day of January, 2023, personally appeared before me KEITH GRANT SMITH, the signer of the foregoing instrument who duly acknowledged that he executed the same.





NOTARY PUBLIC