

14077527 B: 11403 P: 9751 Total Pages: 2
03/02/2023 10:48 AM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043

MAIL TAX NOTICES TO GRANTEE(S) AT:
1170 EAST SIERRA WAY
SALT LAKE CITY, UT 84106



Property Reference Information:

Tax Parcel No(s): **16-32-279-004**
Property Address(es) (if any):
1170 EAST SIERRA WAY, SALT LAKE CITY, UT 84106

WARRANTY DEED

Viking Shield, LLC, a Utah limited liability company, as Trustee of THE 1170 SIERRA TRUST, U/A/D DECEMBER 29, 2022 ("Grantor"),

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

DANIEL SUAREZ AND DUSTIN CHAMBERS , AS JOINT TENANTS ("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 3, FLOWERS ADDITION, 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(s) in favor of Grantee 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 **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

