14083055 B: 11406 P: 9016 Total Pages: 2 03/16/2023 04:24 PM By: ctafoya 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

****CORRECTIVE WD CORRECTING ENTRY#14077527 FOR NOTARY DATE*****

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.]

Information for reference purposes:

GT Title File No.: SL52890CJ Tax Parcel No(s).: 16-32-279-004 Property Address(es) (if any):

1170 EAST SIERRA WAY, SALT LAKE CITY, UT 84106

-Signature Page to Warranty Deed-

THE UNDERSIGNED PERSON WHO SIGNS THIS DEED HEREBY CERTIFIES THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantors this 11 day of MARCH, 2023.

Viking Shield, LLC, Trustee of THE 1170 SIERRA TRUST U/A/D DECEMBER 29, 2022 By: Gold Star Advisors

Its: Manager

By:

Cassle Carpenter, Authorized Signer

STATE OF UTAH

)) ss.

COUNTY OF SALT LAKE

On this day of March, 2023, personally appeared before me Cassie Carpenter, as authorized signer for Gold Star Advisors, the Manger of Viking Shield, LLC, the Trustee of THE 1170 SIERRA TRUST, u/a/d DECEMBER 29, 2022, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said Grantor, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

