



After Recording Return To:
Mail Tax Notices To:
Utah Sell Now, LLC

File Number: 23-15860-SEW
Parcel ID: 08-26-157-020

Warranty Deed

Know All Men By These Presents that , **Brian Carl Bown and Lisa Kae Bown,**
Trustees of The Brian Carl Bown Family Trust dated the 7th day of May 2004,
(henceforth referred to as "Grantor") of , for the sum of Ten Dollars (\$10.00) and Other Good
and Valuable Consideration paid, grant to **Utah Sell Now, LLC, a Limited Liability**
Company, (henceforth referred to as "Grantee") of , with **WARRANTY COVENANTS:**

Property 1:

A Portion of Lots 1, 2, 3, 4, 31 and 32, Block 2, THOMAS W. JENNINGS NORTH SALT LAKE ADDITION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, together with a portion of a vacated alley and a vacated portion of 9th North street, all of which is described as follows:

Beginning at a point 123 feet East of the Northwest corner of Lot 4, Block 2, THOMAS W, JENNINGS NORTH SALT LAKE ADDITION, and running thence East 60.0 feet; thence South 126.5 feet; thence West 60.0 feet; thence North 126.5 feet to the point of beginning.

Tax Parcel #: 08-26-157-020

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 30
day of March, 2023.

The Brian Carl Bown Family Trust dated the 7th day of May 2004

By: Brian C. Bown
Brian Carl Bown, Trustee

By: Lisa Kae Bown
Lisa Kae Bown, Trustee

STATE OF UTAH
COUNTY OF SALT LAKE

On this 30 day of March, 2023, before me Shanae Welsh, a notary public, personally appeared Brian Carl Bown and Lisa Kae Bown, Trustees of The Brian Carl Bown Family Trust dated the 7th day of May 2004, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Shanae Welsh
Notary Public

