

MAIL TAX NOTICES TO GRANTEE(S) AT:  
5437 S HOLLADAY BLVD  
HOLLADAY, UT 84117

14102963 B: 11417 P: 7142 Total Pages: 3  
05/08/2023 01:08 PM By: adavis 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): **22-14-105-003**

Property Address(es) (if any):

**5437 S HOLLADAY BLVD, HOLLADAY, UT 84117**

## WARRANTY DEED

**L1, LLC, a UTAH limited liability company ("Grantor"),**

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

**JASON PLOWMAN, A MARRIED MAN ("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"):

**See Attached Exhibit "A"**

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 **2023** and thereafter.

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

Information for reference purposes:

GT Title File No.: **SL52236C**

Tax Parcel No(s): **22-14-105-003**

Property Address(es) (if any):

**5437 S HOLLADAY BLVD, HOLLADAY, UT 84117**

**-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 2 day of APRIL, 2023.

**L1, LLC, A UTAH LIMITED LIABILITY COMPANY**

By: \_\_\_\_\_

**DAVID LEON LUPTON**

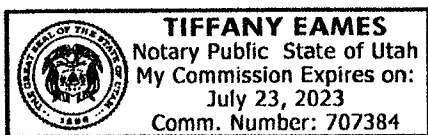
Its: **MEMBER**

STATE OF UTAH )

COUNTY OF Weber )

ss.

On this 2 day of April, 2023, personally appeared before me **DAVID LEON LUPTON**, who stated that he/she is the **MEMBER** of **L1, LLC, A UTAH LIMITED LIABILITY COMPANY**, 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

*Information for Reference Purposes:*

File No.: **SL52236C**

County Parcel No(s): **22-14-105-003**

Property Address(es):

**5437 S HOLLADAY BLVD, HOLLADAY, UT 84117**

**EXHIBIT "A"**

**Legal Description**

COMMENCING 204 FEET SOUTH AND 549.63 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 198.97 FEET TO CENTER OF THE COUNTY ROAD; THENCE SOUTH 25° EAST 88.27 FEET; THENCE EAST 161.67 FEET; THENCE NORTH 80 FEET TO THE POINT OF COMMENCEMENT.

LESS THAT PORTION WHICH LIES WITHIN THE BOUNDS OF HOLLADAY BOULEVARD.