

14131668 B: 11433 P: 4466 Total Pages: 2
07/21/2023 12:02 PM By: aallen 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 AT:
1133 Thursby CT West Jordan, UT 84088



Property Reference Information:
Tax Parcel No(s): **16-07-130-016**
Property Address(es) (if any):
702 SOUTH 300 EAST, SALT LAKE CITY, UT 84111

WARRANTY DEED

EAST SIDE RETAIL LLC, a UTAH limited liability company ("Grantor"),

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

702 S 300 E LLC, a UTAH limited liability company ("Grantee"),

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"):

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 18, PLAT "A" SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 7 1/2 RODS; THENCE WEST 5 RODS; THENCE NORTH 7 1/2 RODS; THENCE EAST 5 RODS TO THE PLACE OF BEGINNING.

With all the covenants and warranties of title from Grantor 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.]

