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.]

Information for reference purposes:

GT Title File No.: SL53723CJ
Tax Parcel No(s).: 16-07-130-016
Property Address(es) (if any):

702 SOUTH 300 EAST, SALT LAKE CITY, UT 84111

-Signature Page to Warranty Deed-

Each of the undersigned persons who sign 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 21 day of JULY, 2023.

EAST SIDE RETAIL LLC

GHULAM S. SAFI

Its: MANAGER

NADER M SAFI

Its: MEMBER

STATE OF UTAH

)) ss.

COUNTY OF Salt lake

On this <u>21</u> day of **July**, **2023**, personally appeared before me **GHULAM S. SAFI** and **NADER M SAFI**, on behalf of **EAST SIDE RETAIL LLC**, 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

CHRISTINA MOSER
Notary Public State of Utah
My Commission Expires on:
October 1, 2024
Comm. Number: 714398