MAIL TAX NOTICES TO GRANTEE(S) AT: 1159 Birch Circle, Alpine, UT 84004

14137246 B: 11436 P: 4551 Total Pages: 2 08/04/2023 10:51 AM By: tpham 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).: 22-21-408-013
Property Address(es) (if any):

1831 E VILLAGE GREEN RD, SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

SALT LAKE WARRIOR, a Texas limited liability company ("Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

REALTY INVESTORS OF AMERICA, LLC, a Utah limited liability company ("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 61, GREENFIELD VILLAGE PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special 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.]

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 3 day of August, 2023.

SALT LAKE WARRIOR, LLC

By: COLIN BARNES

Its: AUTHORIZED SIGNOR

STATE OF UTAH

) ss

COUNTY OF Saltle Ke

On this day of ________, 2023, personally appeared before me COLIN BARNES and , on behalf of SALT LAKE WARRIOR, LLC, 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 company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

CHRISTINA MOSER

Notary Public
State Of Utah

My Commission Expires 10-01-2024
COMMISSION NO. 714398