

14154246 B: 11445 P: 7883 Total Pages: 3  
09/19/2023 04:31 PM By: aallen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
Antworx, Inc., a Utah corporation  
PO Box 9474  
Salt Lake City, UT 84115



File No.: 171974-DMF

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## SPECIAL WARRANTY DEED

**Antworx, Inc., a Utah corporation,**

**GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to**

**VIK, LLC, a Utah limited liability company as to Parcel 1; Jamaro, LLC, a Utah limited liability company as to Parcel 2, and Mongy, LLC, a Utah limited liability company as to Parcel 3,**

**GRANTEE(S), of Salt Lake City, State of Utah**

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County, State of Utah**:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 21-04-432-007, 14-36-480-064 and 21-04-431-037 (for reference purposes only)**

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 15th day of September, 2023.

Antworx, Inc., a Utah corporation

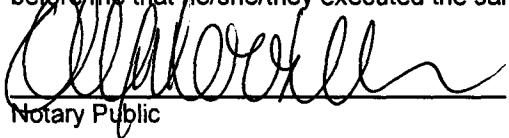
BY: \_\_\_\_\_

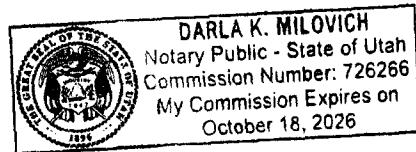
Rogelio Franco  
President

STATE OF UTAH

COUNTY OF SALT LAKE

On 15th day of September, 2023, before me, personally appeared Rogelio Franco, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Antworx, Inc., a Utah corporation.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Lot 23, SPRING VALLEY SUBDIVISION NO. 2, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

**PARCEL 2:**

Beginning at a point on the North line of 4100 South Street said point being West 552 feet and North 40 feet from the Southeast corner of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 175 feet; thence West 108 feet; thence South 175 feet to the North line of 4100 South Street; thence East 108 feet to the point of beginning.

TOGETHER WITH an Easement for access and public utilities over, across and under the following parcel: Beginning at a point on the North line of 4100 South Street said point being West 528 feet and North 40 feet from the Southeast corner of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 175 feet; thence West 24 feet; thence South 175 feet to the North line of 4100 South Street; thence East 24 feet to the point of beginning.

**PARCEL 3:**

Unit No. B, contained within HEATHERGLEN LOT NO. 19, a Utah Condominium Project, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on April 25, 1979 as Entry No. 3269561 in Book 79-4 of Plats at Page 144 and in the declaration recorded April 25, 1979 as Entry No. 3269560 in Book 4850 at Page 1158 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.