

MAIL TAX NOTICES TO GRANTEE AT:
2320 Potosi St. Ste 130, Las Vegas, UT 89146

14157253 B: 11447 P: 3662 Total Pages: 2
09/27/2023 03:30 PM By: srigby 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): **15-13-428-013**

Property Address(es) (if any):

1742 SOUTH RICHARDS STREET, SALT LAKE CITY, UT 84115

WARRANTY DEED

ARJ Investing, LLC, a Utah limited liability company ("Grantor"),

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

Catamount Properties 2018, LLC, a Delaware 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"):

LOTS 36 AND 37, BLOCK 3, QUAYLES ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH ONE-HALF VACATED ALLEY ABUTTING ON THE WEST.

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.]

