

14157978 B: 11447 P: 7533 Total Pages: 2
09/29/2023 10:36 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: STEWART TITLE OF UTAH
6955 S UNION PARK CTR STE 100MIDVALE, UT 840476516

MAIL TAX NOTICE TO:
Nexus Commercial Real Estate, LLC
P.O. Box 901225
Sandy, UT 84090

WARRANTY DEED

Series 104, LLC, a Series of J&J Productions LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Nexus Commercial Real Estate, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

Unit C, in Building 9135 South, contained within the MONROE PROFESSIONAL PLAZA PHASE 1 an Office Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah. Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax ID No. 27-01-428-019 (shown for informational purposes only)

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

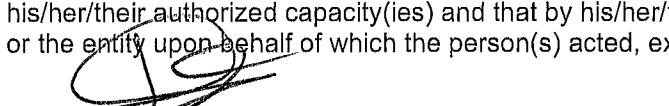
WITNESS, the hand of said grantor this 28th day of September, 2023.

Series 104, LLC, a Series of J&J Productions LLC

By: 
Jesse R Boone

State of Utah
County of Salt Lake

On this 28th day of September, 2023, personally appeared before me, the undersigned Notary Public, Jesse R Boone, Manager of Series 104, LLC, a Series of J&J Productions LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires: 10/16/25

