

14162607 B: 11450 P: 2770 Total Pages: 4
10/12/2023 11:18 AM By: BGORDON 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:
Vista 107, LLC, a Utah limited liability company
150 S STATE ST STE 300
Salt Lake City, UT 84111



File No.: 170351-MCB

SPECIAL WARRANTY DEED

13003 Draper Builders LLC, a Utah limited liability company,

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

Vista 107, LLC, a Utah limited liability company,

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.: 27-36-353-002 (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]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 11 day of October, 2023.

13003 Draper Builders LLC, a Utah limited
liability company

BY: 

Jake Hemingway
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 11 day of October, 2023, before me, personally appeared Jake Hemingway, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of 13003 Draper Builders LLC, a Utah limited liability company.



Notary Public



EXHIBIT A
Legal Description

Lot 107, DRAPER TOD AMENDING LOTS 3, 4 AND 5, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on March 7, 2013 as Entry No. 11591484 in Book 2013P at Page 37.