When recorded mail to (Tax Mailing Address):
Grantee
3246 E Cara Court
Cottonwood Heights, UT 84121
MTC File No. 333282

14172492 B: 11455 P: 2709 Total Pages: 2 11/07/2023 03:16 PM By: BGORDON Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: MERIDIAN TITLE COMPANY 64 E WINCHESTER STSALT LAKE CITY, UT 841075600

## WARRANTY DEED

Daniel J. Baker, Trustee of the Snowshoe Mountain Trust, dated 16th day of October, 1984, GRANTOR, for good and valuable consideration, hereby CONVEYS and WARRANTS to

Flipping Amazing LLC, a Utah Limited Liability Company,

as GRANTEE, the following real property located in Salt Lake County, State of Utah, described as:

Lot 4, Willow Creek Heights Plat K, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Parcel No. 28-03-202-036

Subject to general property taxes for the current year and thereafter. Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

Page 1

In witness whereof, the grantors have executed this instrument this 6 day of November, 2023.

The Snowshoe Mountain Trust, dated 16th day of October, 1984

Daniel J. Baker, Trustee

STATE OF UTAH

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COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 6 day of November, 2023, by Daniel J. Baker, Trustee of the Snowshoe Mountain Trust, dated 16th day of October, 1984.

NOTARY PUBLIC

BRANDY L. KRAMER
NOTARY PUBLIC-STATE OF UTAH
My Commission Expires August 09, 2027
COMMISSION NUMBER 732366