

MAIL TAX NOTICES TO GRANTEE(S) AT:  
1822 E MICHIGAN AVE  
SALT LAKE CITY, UT 84108

14180734 B: 11459 P: 3906 Total Pages: 2  
12/01/2023 11:46 AM By: vanguyen 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): **16-22-205-009**

Property Address(es) (if any):

**2197 S WILMINGTON CIRCLE, SALT LAKE CITY, UT 84109**

## SPECIAL WARRANTY DEED

**SALT LAKE WARRIOR, LLC**, a TEXAS limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

**SKLK, LLC A WASHINGTON LIMITED LIABILITY COMPANY** ("Grantee(s)")

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"):

**LOT 12, BLOCK 1, COUNTRY CLUB VILLA, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special 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.]

**-Signature Page to Special Warranty Deed-**

The officer who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 28 day of NOV, 2023.


**SALT LAKE WARRIOR, LLC**

By:   
COLIN BARNES  
Its: AUTHORIZED SIGNER

STATE OF UTAH

COUNTY OF Salt Lake ss.

On this 28 day of NOV, 2023, personally appeared before me **COLIN BARNES**, as the **AUTHORIZED SIGNER** of **SALT LAKE WARRIOR, LLC**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

  
NOTARY PUBLIC

