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01/03/2024 12:15 PM By: salvardo Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (SOUTH OGDEN)
5732 S 1475 EOGDEN, UT 844037006

MAIL TAX NOTICE TO GRANTEE:

Ruby Tuesday LLC

2210 E. Stillman Lane

SLC, UT 84109

File Number: 2379678KJO

SPECIAL WARRANTY DEED

MRK3 Group, LLC

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

Ruby Tuesday, LLC, a Utah Limited Liability Company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

Lot 10, TOWNES AT MARMALADE, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah.

Together with: (a) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and/or Conditions, Covenants and Restrictions, and Map may hereafter be amended or supplemented).

TAX ID NUMBER FOR PROPERTY: 08-25-376-040

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Grantor and Grantee entered a contract for the construction of a dwelling, located on the real property described above. Grantor warrants that the dwelling was constructed in accordance with the laws of the applicable county, that a certificate of occupancy/completion has been issued, and that Grantee has paid the Grantor in full. Grantor warrants that all materialmen, laborers, suppliers, sub-contractors, and contractors employed by the Grantor have been paid in full.

Effective as of this 28 day of December, 2023.

MRK3 Group, LLC, a Utah Limited Liability Company

By: Kyle Davis member of Davis Construction Company,
LLC, a Utah Limited Liability Company
Its: Member

STATE OF: UTAH

COUNTY OF: Weber

On this 26 day of December 2023, personally before me appeared Kyle Davis, who proven on the basis of satisfactory evidence is the Member of MRK3 Group, LLC, a Utah Limited Liability Company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

Notary Public
Commission Expires:

