

*When recorded mail to (Tax Mailing Address):*

Grantee  
4434 S. Butternut Road  
Holladay, UT 84117  
MTC File No. 336354

**14210865 B: 11475 P: 2309 Total Pages: 2**  
**03/01/2024 02:05 PM By: srigby Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MERIDIAN TITLE COMPANY  
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

## **SPECIAL WARRANTY DEED**

Jaans, L.L.C., GRANTORS for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

West Redwood II, LLC, a Utah limited liability company,

as GRANTEE(S), the following described real property situated in Salt Lake County, State of Utah, to-wit:

Commencing North 0°02'35" East 1083 feet and West 1660 feet and North 430 feet from center of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; running thence West 196 feet; thence North 170 feet; thence East 196 feet; thence South 170 feet to beginning.

Tax Parcel No. 15-22-103-008

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]*

In witness whereof, the grantors have executed this instrument this 29 day of February, 2024.

Jaans, L.L.C., a Utah limited liability company

By: John P. Ashton  
John P. Ashton, Manager

STATE OF UTAH )  
 ) :SS  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 29 day of February, 2024 by John P. Ashton the Manager of Jaans, L.L.C., who duly acknowledged to me that it was executed by authority.

Chris Lambert  
Notary Public

