

14233466 B: 11487 P: 4555 Total Pages: 2  
04/26/2024 03:01 PM By: dkilpack Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC  
1792 BONANZA DR STE C100PARK CITY, UT 840607526



After Recording Return To:  
Mail Tax Notices To:  
CARRERA CAPITAL MANAGEMENT GROUP,  
INC  
6074 West 13360 South  
Herriman, UT 84096

File Number: 24-21455-SEW  
Parcel ID: 14-35-402-037

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## Warranty Deed

Know All Men By These Presents that , **Property Seller Solutions, LLC, a Utah Limited Liability Company**, (henceforth referred to as “Grantor”) of **Centerville, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Carrera Capital Managment Group, Inc**, (henceforth referred to as “Grantee”) of **6074 West 13360 South, Herriman, UT 84096**, with **WARRANTY COVENANTS**:

Property 1:

Lot 55, LARSEN ESTATES PHASE II, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Tax Parcel #: 14-35-402-037

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

WARRANTY DEED

File No.: 24-21455-SEW

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 25  
day of April, 2024.

Property Seller Solutions, LLC, a Utah Limited Liability Company

By: Melanie Copelan  
Melanie Copelan, Authorized Signer

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 25 day of April, 2024, personally appeared Melanie Copelan, Authorized Signer of Property Seller Solutions, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Authorized Signer of Property Seller Solutions, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Authorized Signer acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Steffanie Ferguson  
Notary Public

