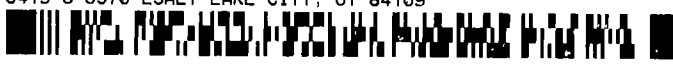


This document prepared by:  
John P. Bergerson as trustee of The John P.  
Bergerson Living Trust, 3419 S 3570 E, Salt  
Lake City, UT 84109, USA

14233468 B: 11487 P: 4559 Total Pages: 4  
) 04/26/2024 03:01 PM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: JOHN P BERGERSON  
3419 S 3570 E SALT LAKE CITY, UT 84109  
) 

After recording return to: )  
Rose Park Realty Group, LLC, 3419 S 3570 E, )  
Salt Lake City, UT 84109 )

Above this line reserved for official use only

### Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

On January 31, 2024, for valuable consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John P. Bergerson as trustee of The John P. Bergerson Living Trust, dated May 8, 2007, (the "Grantor"), does hereby remise, release, grant and convey, with general warranty covenants, unto Rose Park Realty Group, LLC, a Utah Limited Liability Company, whose tax mailing address is 3419 S 3570 E, Salt Lake City, UT 84109, (the "Grantee"), the following described property together with all improvements attached to the property, situated in the County of Salt Lake, State of Utah:

Parcel Number: 08-35-251-031-0000

Legal Description:

COM AT SW COR LOT 3 BLK 81 PLAT C SLC SUR E 8 RDS N 4 RDS W 8 RDS S 4 RDS TO BEG 5408-2478 5639-459 5681-567 6792-910 10397-8733 10471-7195 10541-2195 10900-8775.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the property unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances attached to the property.

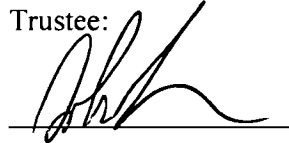
The Grantor does for the Grantee forever covenant with the Grantee: that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises; and to forever warrant and defend the title to the said premises against all claims whatsoever.

WITNESSETH the Grantor's hand this 31 day of January, 2024.

Signed in the presence of:

The John P. Bergerson Living Trust

Trustee:



John P. Bergerson

Grantor Acknowledgement

STATE OF UTAH

COUNTY OF Salt Lake

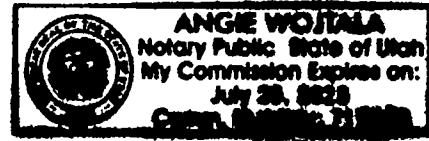
On this 31<sup>st</sup> day of January, 2024, before me personally appeared John P. Bergerson on behalf of and with the authority of The John P. Bergerson Living Trust, to me known or proven on the basis of satisfactory evidence to be the Grantor who lawfully executed the foregoing Warranty Deed as a free and voluntary act.

Angie Wojtala  
A Notary Public Commissioned in the State of Utah

County of Salt Lake

Name: Angie Wojtala

My commission expires: July 28, 2025



July 28, 2025

Comm # 719355

Send tax statements:

Rose Park Realty Group, LLC, 3419 S 3570 E, Salt Lake City, UT 84109