

14233521 B: 11487 P: 4964 Total Pages: 1
04/26/2024 03:36 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HALE WOOD, PLLC
4766 SOUTH HOLLADAY BOULEVARD SALT LAKE CITY, UT 84117

When Recorded, Return To:
Michael K. Garrett
4766 S. Holladay Blvd.
Holladay, UT 84117

Mail Tax Notices To:
BeatCha1700 LLC
1094 Stansbury Way
Salt Lake City, Utah 84108

Parcel Number: 16-16-157-017-0000

SPECIAL WARRANTY DEED

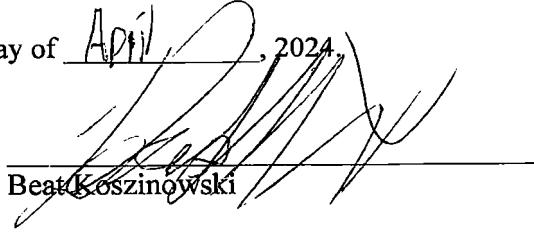
BEAT KOSZINOWSKI, ("Grantor"), hereby CONVEYS AND WARRANTS, to the extent provided below but not otherwise, to BEATCHA1700 LLC, a Utah limited liability company ("Grantee"), with a mailing address of 1094 Stansbury Way, Salt Lake City, Utah 84108, for good and valuable consideration, all of his interest in the following described real property situated in Salt Lake County, Utah:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 20, BLOCK 1, EMERSON HEIGHTS ADDITION, THEN EAST 46 FEET; THENCE NORTH 85 FEET; THENCE WEST 46 FEET; THENCE SOUTH 85 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable by law or equity.

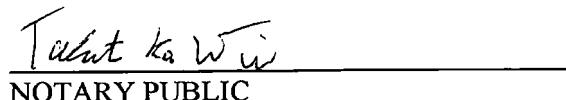
The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hands of said Grantor this 9 day of April, 2024,


Beat Koszinowski

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 9th day of April, 2024, personally appeared before me BEAT KOSZINOWSKI, the signers of the within instrument, who duly acknowledged to me that he executed the same.


Takota Kai Wainer
NOTARY PUBLIC

