



14255052 B: 11499 P: 3950 Total Pages: 2  
06/21/2024 11:51 AM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC - PA  
1792 BONANZA DR STE C100 PARK CITY, UT 840607526

After Recording Return To:  
Mail Tax Notices To:  
Breckenridge Property Fund 2016, LLC  
2320 Potosi Street  
suite 130  
Las Vegas, NV 89146

File Number: 24-22019-SEW  
Parcel ID: 27-15-479-021

## Warranty Deed

Know All Men By These Presents that, **Michael Edwards, a married man**, (henceforth referred to as "Grantor") of **South Jordan, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Breckenridge Property Fund 2016, LLC, a Delaware Limited Liability Company**, (henceforth referred to as "Grantee") of **2320 Potosi Street, suite 130, Las Vegas, NV 89146**, with **WARRANTY COVENANTS**:

Property 1:  
Lot 309, SHEL BROOKE PHASE 3, according to the official plat thereof on file and of record in the office of the Salt Lake County, State of Utah.

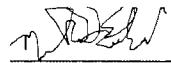
Tax Parcel #: 27-15-479-021

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

(This Space Intentionally Left Blank)

### WARRANTY DEED

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this  
06/21/2024  
Date (Michael Edwards).

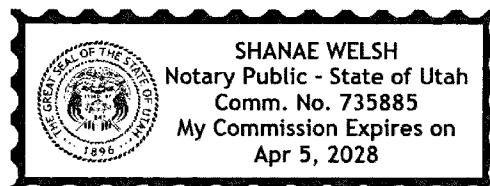
  
\_\_\_\_\_  
Michael Edwards

STATE OF UTAH  
COUNTY OF Salt Lake

On this 21st day of June, 2024, before me  
Shanae Welsh, a notary public, personally appeared  
Michael Edwards, proved on the basis of satisfactory  
evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and  
acknowledged he/she/they executed the same.

Witness my hand and official seal

  
\_\_\_\_\_  
Notary Public



The principal(s) making the acknowledgment, oath or affirmation and signing the document  
appeared remotely using audio/video communication technology provided by Qualia RON.

**WARRANTY DEED**

File No.: 24-22019-SEW