

14258117 B: 11501 P: 775 Total Pages: 2  
06/28/2024 10:04 AM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - HIGHLAND  
6975 S UNION PARK CTR STE 120 MIDVALE, UT 840476094

Recording Requested by:  
First American Title Insurance Company  
6975 S Union Park Center, Ste 120  
Cottonwood Heights, UT 84047  
(801)562-1121

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Justice Larkin  
~~163 W 200 S #209~~  
~~Salt Lake City, UT 84101~~

4687 S NANILOA DRIVE  
SLC, UT 84117

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **061-6317582 (zth)**  
A.P.N.: **15-01-284-032-0000**

**Justice Larkin and Spencer Larkin**, Grantor, of **Salt Lake City**, **Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**Larkin Properties, LLC**, a **Utah limited liability company**, Grantee, of **Salt Lake City**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

**Unit 209**, contained within **PATRICK LOFTS**, a **Utah Mixed Use Condominium Project** as the same is identified in the **Record of Survey Map** recorded on **March 26, 2008**, in **Salt Lake County**, as **Entry No. 10383078**, in **Book 2008P of Plats**, at **Page 66** (as said **Record of Survey Map** may have heretofore been amended or supplemented) and in the **Declaration Recorded** on **March 26, 2008**, in **Salt Lake County**, as **Entry No. 10383079**, in **Book 9586** at **page 5292**, (as said **Declaration** may have heretofore been amended or supplemented.)

Together with the appurtenant undivided interest in said **Project's Common Areas** as established in said **Declaration** and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the **Common Areas and Facilities** to which said interest relates.

Witness, the hand(s) of said Grantor(s), this **June 27, 2024**.



Justice Larkin



Spencer Larkin

STATE OF Utah )  
 )ss.  
County of Salt Lake )

On Jun 27, 2024, before me, the undersigned Notary Public, personally appeared **Justice Larkin and Spencer Larkin**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 12/22/26

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

