

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 120MIDVALE, 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 NANILCA 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**:

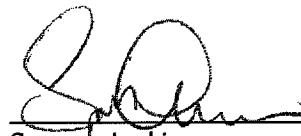
Unit 209, contained within PATRICK LOFTS, a Utah Mixed Use Condominium Project as the same is identified in the Record of Survey Map recorded on March 26, 2008, in Salt Lake County, as Entry No. 10383078, in Book 2008P of Plats, at Page 66 (as said Record of Survey Map may have heretofore been amended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

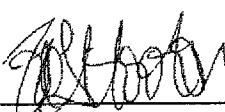


Spencer Larkin

STATE OF Utah)
County of Salt Lake)ss.

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.



Notary Public

My Commission Expires: 12/22/26

