

This Deed Prepared By and When Recorded, Return To:



14258494 B: 11501 P: 3593 Total Pages: 2
06/28/2024 02:17 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043

MAIL TAX NOTICES TO GRANTEE(S) AT:
10581 S. Wild Rice Dr., South Jordan, UT 84009

Transaction Data Reference Info.:

GT Title File No. **OG57802C**
Parcel No(s).: **16-22-205-011**
Property Address Reference:
2205 S WILMINGTON CIR
SALT LAKE CITY, UT 84109

SPECIAL WARRANTY DEED

Salt Lake Warrior, LLC ("*Grantor*"), in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

BP ON THE MOVE, LLC, a Utah limited liability company ("*Grantee(s)*")

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "*Property*"):

LOT 10, BLOCK 1, COUNTRY CLUB VILLA, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "F" OF PLATS, AT PAGE 153 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

-Signature Page to Special Warranty Deed-


The officer who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.
Witness the hand of Grantor this 27 day of June, 2024.

SALT LAKE WARRIOR, LLC

By: 
COLIN BARNES
Its: **MANAGER**

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 27 day of June, 2024, personally appeared before me **COLIN BARNES, as the MANAGER of SALT LAKE WARRIOR, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC

