

14263799 B: 11504 P: 3489 Total Pages: 3
07/12/2024 03:22 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Vista 11 South, LLC, a Utah limited liability company
201 South Main Street, Ste 2000
Salt Lake City, UT 84111



File No.: 179096-CPF

SPECIAL WARRANTY DEED

Vista 11, L.C., a Utah limited liability company (formerly known as Gardner Eighth & Main Vista, L.C., a Utah limited liability company),

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Vista 11 South, LLC, a Utah limited liability company,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 33-01-151-008 and 33-01-151-009 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this July 8, 2024.

Vista 11, L.C., a Utah limited liability company

BY: 
Christian Gardner, Manager

BY: 
Nathan Boyer, Manager

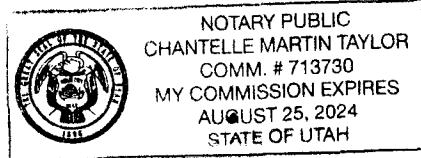
BY: 
Jeffrey Nielson, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On July 8, 2024, before me, personally appeared Christian Gardner, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Vista 11 L.C., a Utah limited liability company.

Chantelle Martin Taylor
Notary Public

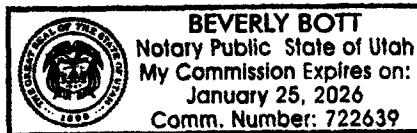


STATE OF UTAH

COUNTY OF SALT LAKE

On July 8, 2024, before me, personally appeared Nathan Boyer, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Vista 11 L.C., a Utah limited liability company.

Beverly Bott
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On July 2nd, 2024, before me, personally appeared Jeffrey Nielson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Vista 11 L.C., a Utah limited liability company.

Lauren Ashley
Notary Public

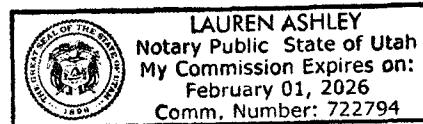


EXHIBIT A
Legal Description

Lots 5 and 8, VISTA 11 SOUTH PLAT, Amending Lots 2 thru 4 of Vista 600 West Plat, according to the official plat thereof, recorded June 24, 2024 as Entry No. 14255690 in Book 2024 at Page 156 in the office of the Salt Lake County Recorder.