



14268608 B: 11507 P: 657 Total Pages: 2
07/25/2024 03:55 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (SOUTH OGDEN)
5732 S 1475 E STE 100A OGDEN, UT 844037005

MAIL TAX NOTICE TO GRANTEE:
Ruby Wednesday, LLC
2270 E Stillman Lane
Salt Lake City, UT 84109
File Number: 2379698KJO

SPECIAL WARRANTY DEED

MRK3 Group, LLC

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

Ruby Wednesday, LLC, a Utah Limited Liability Company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

Lot 26, TOWNES AT MARMALADE, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah.

Together with: (a) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and/or Conditions, Covenants and Restrictions, and Map may hereafter be amended or supplemented).

TAX ID NUMBER FOR PROPERTY: 08-25-376-056

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2024 and thereafter.

Grantor and Grantee entered a contract for the construction of a dwelling, located on the real property described above. Grantor warrants that the dwelling was constructed in accordance with the laws of the applicable county, that a certificate of occupancy/completion has been issued, and that Grantee has paid the Grantor in full. Grantor warrants that all materialmen, laborers, suppliers, sub-contractors, and contractors employed by the Grantor have been paid in full.

Effective as of this 6th day of June, 2024.

MRK3 Group, LLC, a Utah Limited Liability Company

By: Kyle Davis member of Davis Construction Company,
LLC, a Utah Limited Liability Company
Its: Member

STATE OF: UTAH

COUNTY OF: Weber

On this 6 day of June 2024, personally before me appeared Kyle Davis, who proven on the basis of satisfactory evidence is the Member of MRK3 Group, LLC, a Utah Limited Liability Company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

[Signature]
Notary Public

Commission Expires: 1/23/27

