

Fidelity National Title Insurance Co., National
Commercial Services

WHEN RECORDED RETURN TO AND
MAIL TAX NOTICES TO:

RIDGEVIEW II LLC, a Utah limited liability
company
2420 E. Arnett Dr.
Millcreek, UT 84109

14274535 B: 11510 P: 4268 Total Pages: 3

08/09/2024 11:26 AM By: vanguyen Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: FNT UTAH DOWNTOWN SLC - 170 MAIN ST STE 1075 UT 8
170 MAIN ST STE 1075 SALT LAKE CITY, UT 84101

Escrow No.: U0050733-801-I2A

APN: 14-23-477-013-0000

WARRANTY DEED

WPW HOLDINGS, LLC, a Colorado limited liability company

Grantor(s) of City of Salt Lake, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

RIDGEVIEW II LLC, a Utah limited liability company and Thomas L. Swallow and Kaye Ann T. Swallow,
as Trustees of the Thomas L. Swallow Trust dated January 9, 2003

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and Other Good and Valuable Consideration the
following described tract(s) of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The following is shown for information purposes only:

More Commonly Known as: 2663 South Anna Caroline Drive, West Valley City, UT 84128

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

WPW HOLDINGS, LLC, a Colorado limited liability company

By: Warren P. Walcher II

Warren P. Walcher II, Manager

State of Idaho) SS:
County of Kootenai)

On this 8 day of August, 2024, in the year 2024, personally appeared before me, Ashley Meyer whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Warren P, Walcher II, Manager of WPW HOLDINGS, LLC, a Colorado limited liability company and that said document was signed by him in behalf of said Company and acknowledged to me that said Company executed the same.

Witness my hand and official seal.

Ashley Meyer
(Notary Signature)

(Seal)



EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED WEST VALLEY CITY, IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 101, Pavilion Outlot Subdivision, Amending Lot 3 & portions of Lots 5, 6 & 7 of West Valley Pavilion Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

PARCEL 2:

Together with the beneficial rights as granted by that certain Declaration of Easements and Conditions recorded August 07, 2008 as Entry No. 10494814 in Book 9633 at Page 1815 of Official Records, as said Declaration may have heretofore been amended and/or supplemented.

Parcel Numbers: 14-23-477-013-0000,