

After Recording, Return To:

14299302 B: 11524 P: 5686 Total Pages: 3
10/11/2024 10:25 AM By: tpham 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 AT:
5000 Riverside Dr., Bldg 5, Ste 100 W
Irving, TX 75039

Transaction Reference Information:

File Number: OG59034C
Tax Parcel No(s).: 28-08-101-054
Property Address(es) (if any):
9593 S 700 E, SANDY, UT 84070

WARRANTY DEED

MCKFAM, LLC, a Utah limited liability company ("Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants to

SALT LAKE WARRIOR, LLC, a Texas limited liability company ("Grantee"),

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"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by 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.]

Information for reference purposes:

GT Title File No.: OG59034C
Tax Parcel No(s).: 28-08-101-054
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-Signature Page to Warranty Deed-

Each of the undersigned persons who sign this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 8 day of OCTOBER, 2024.

MCKFAM, LLC

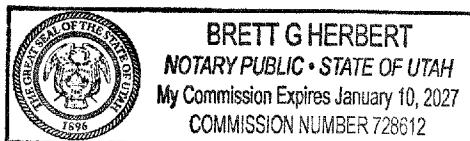
By: Brad McKell
Brad McKell
Its: Manager

By: Renae McKell
Renae McKell
Its: Manager

STATE OF UTAH)
COUNTY OF UTAH) ss.
)

On this 8 day of October, 2024, personally appeared before me Brad McKell and Renae McKell, on behalf of MCKFAM, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person 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





Legal Description
File No. OG59034C

Information for Reference Purposes Only:

Parcel Number(s): **28-08-101-054**

Property Address(es):

9593 S 700 E, SANDY, UT 84070

EXHIBIT "A"

The real property referred to herein is situated in **SALT LAKE** County, Utah, and is described as follows:

BEGINNING AT A POINT IN THE CENTER OF 700 EAST STREET SOUTH $0^{\circ}21'30''$ EAST 1222.80 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH $88^{\circ}59'30''$ EAST 133.0 FEET; THENCE SOUTH $0^{\circ}21'30''$ EAST 86.50 FEET; THENCE NORTH $88^{\circ}59'30''$ WEST 133.0 FEET; THENCE NORTH $0^{\circ}21'30''$ WEST 86.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING IN THE CENTER OF 700 EAST STREET AT A POINT 1222.80 FEET SOUTH $00^{\circ}21'30''$ EAST ALONG THE SECTION LINE (BASIS OF BEARING) FROM THE NORTHWEST CORNER OF SAID SECTION 8 AND RUNNING THENCE SOUTH $88^{\circ}59'30''$ EAST 56.02 FEET; THENCE SOUTH $00^{\circ}21'30''$ EAST 69.87 FEET ALONG A LINE THAT IS PARALLEL WITH AND 56.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE MONUMENT LINE OF 700 EAST STREET; THENCE SOUTH $44^{\circ}39'50''$ EAST 23.80 FEET; THENCE NORTH $88^{\circ}59'30''$ WEST 72.64 FEET; THENCE NORTH $00^{\circ}21'30''$ WEST 86.50 FEET TO THE POINT OF BEGINNING.