

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

After Recording, Return To:



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

Property Address(es) (if any):

9593 S 700 E, SANDY, UT 84070

**-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.