

14299307 B: 11524 P: 5698 Total Pages: 3  
10/11/2024 10:35 AM By: csummers 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(S) AT:  
**4630 S Lakeshore Dr., #209, Tempe, AZ 85282**

Transaction Data Reference Info.:

GT Title File No. OG59034C

Parcel No(s).: 28-08-101-054

Property Address Reference:

**9593 S 700 E, SANDY, UT 84070**

### **SPECIAL WARRANTY DEED**

**Salt Lake Warrior, LLC, a Texas limited liability company ("Grantor")**, in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

**Utah Development Group, LLC, a Utah limited liability company ("Grantee(s)")**

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(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special 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.]*

**-Signature Page to Special Warranty Deed-**

The undersigned person who signs 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.

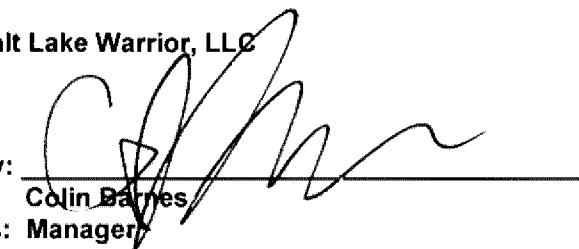
Witness the hand of Grantor this 1 day of October, 2024.

**Salt Lake Warrior, LLC**

By:

Colin Barnes

Its: Manager

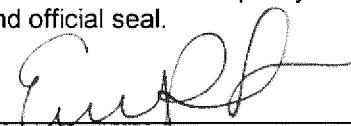


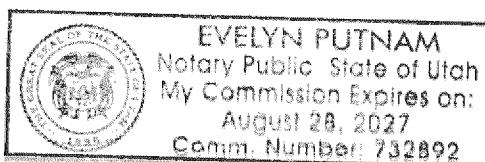
STATE OF UTAH

)  
) ss.  
)

COUNTY OF Salt Lake

On this 1 day of October, 2024, personally appeared before me **Colin Barnes, as the Manager of Salt Lake Warrior, LLC**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to this instrument, and duly acknowledged that he executed this instrument in his 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.