

14300958 B: 11525 P: 4328 Total Pages: 3
10/16/2024 09:02 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:

Everill Investments, LLC, a Utah limited liability company
14647 S Porter Rockwell Blvd, Suite B
Bluffdale, UT 84065



File No.: 140466-MCB

SPECIAL WARRANTY DEED

EveReal-Estate, LLC, a Utah limited liability company,

GRANTOR(S), of Bluffdale, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Everill Investments, LLC, a Utah limited liability company,

GRANTEE(S), of Bluffdale, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 21-27-453-016 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

Dated this 15 day of October, 2024.

EveReal-Estate, LLC, a Utah limited liability company

BY: Brian Everill

Brian Everill
Managing Member

BY: Robert Everill

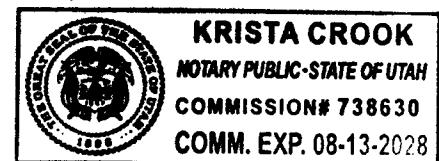
Robert Everill
Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of October, 2024, before me, personally appeared Brian Everill, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of EveReal-Estate, LLC, a Utah limited liability company.

Krista Crook
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of October, 2024, before me, personally appeared Robert Everill, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of EveReal-Estate, LLC, a Utah limited liability company.

Krista Crook
Notary Public

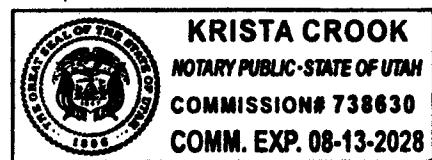


EXHIBIT A
Legal Description

Commencing at a point in the center of a 4 rod street 24 rods East from the Southwest corner of the Southeast quarter of Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 22-2/9 rods; thence East 108.9 feet; thence South 22-2/9 rods; thence West 108.9 feet to the place of beginning.

LESS AND EXCEPTING any portion of the above description lying within the bounds of the State Road.