

Mail Recorded Deed & Tax Notice To:  
Everill Investments, LLC, a Utah limited liability company  
14647 S Porter Rockwell Blvd, Suite B  
Bluffdale, UT 84065

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



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 15<sup>th</sup> 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 15<sup>th</sup> 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  $22\frac{2}{9}$  rods; thence East 108.9 feet; thence South  $22\frac{2}{9}$  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.