

14302620 B: 11526 P: 3998 Total Pages: 2
10/18/2024 03:13 PM By: aallen 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: OG59245C

Tax Parcel No(s).: 15-02-453-019

Property Address(es) (if any):

520 SOUTH JEREMY STREET, SALT LAKE CITY, UT 84104

WARRANTY DEED

520 S JEREMY ST, A SERIES OF AMELIA PROPERTIES, LLC, ("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"):

**LOTS 97 & 98, WICK'S SUBDIVISION OF BLOCK 22 PLAT C, SALT LAKE CITY SURVEY,
ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE
SALT LAKE COUNTY RECORDER, STATE OF UTAH.**

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.: OG59245C
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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 16 day of OCTOBER, 2024.

520 S JEREMY ST, A SERIES OF AMELIA PROPERTIES,
LLC

By: Francine Goitz
Francine Goitz
Its: Manager

By: David Willis
David Willis
Its: Manager

STATE OF UTAH Oregon)
) ss.
COUNTY OF Deschutes)

On this 16 day of October, 2024, personally appeared before me Francine Goitz and David Willis, on behalf of 520 S JEREMY ST, A SERIES OF AMELIA PROPERTIES, 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

