

After Recording, Return To:



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

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.]

