

After Recording, Return To:



14302639 B: 11526 P: 4076 Total Pages: 2
10/18/2024 03:26 PM By: BGORDON 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(S) AT:

3182 S Stone Butte Lane
West Valley City, UT 84120

Transaction Data Reference Info.:

GT Title File No. **OG59246C**

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

Property Address Reference:

**520 SOUTH JEREMY STREET
SALT LAKE CITY, UT 84104**

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

RENOVARE, LLC a Utah limited liability company as to an undivided 50% interest and AMBER STONE INVESTMENT, LLC, a Utah limited liability company as to an undivided 50% interest ("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*"):

**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(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 17 day of October, 2024.

Salt Lake Warrior, LLC

By: _____

Colin Barnes

Its: Manager

STATE OF UTAH

COUNTY OF Salt Lake) ss.

On this 17 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

