

File # 24-5592 BR

14308427 B: 11529 P: 7980 Total Pages: 2  
11/01/2024 12:44 PM By: zjorgensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: NATIONAL TITLE AGENCY OF UTAH, INC.  
6770 S 900 EMIDVALE, UT 840471773

MAIL TAX NOTICES TO:

Scott McDonald Realty PLLC  
3166 East Majestic Drive  
Salt Lake City UT 84124

Parcel Number: 22-14-126-002-0000

--Space above for recorder's use--

## WARRANTY DEED

**Aki Derzon Innova Realty LLC, a Utah limited liability company**

Grantor, hereby conveys and warrants to

**Scott McDonald Realty PLLC**

Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Salt Lake County, Utah, to-wit:

Lot 44, HOLLADAY HIGHLANDS SUBDIVISION NO. 1, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, as sole owner, forever, with all appurtenances, rights and privileges thereunto belonging.

WITNESS the hand of said Grantor this 25 day of October, 2024.

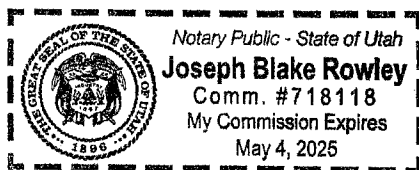
AKI DERZON INNOVA REALTY LLC

By: [Signature]  
Aki Derzon, Sole Member & Sole Manager

STATE OF Utah }  
COUNTY OF Salt Lake } ss

On the 25 day of October, 2024, personally appeared before me Aki Derzon, who being by me duly sworn, did say, that he is the Sole Member and Sole Manager of Aki Derzon Innova Realty LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said Aki Derzon acknowledged to me that said Limited Liability Company executed the same.

WITNESS my hand and official seal.



[Signature]  
Notary Public:  
Residing At: Salt Lake  
My Commission Expires: May 4, 2025