

After Recording, Return To:

14308456 B: 11529 P: 8091 Total Pages: 3  
11/01/2024 01:07 PM By: EMehanovic 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:  
**738 S GREEN ST, SLC, UT 84102**

Transaction Reference Information:

File Number: **SL58973MR**  
Tax Parcel No(s).: **16-07-232-023**  
Property Address(es) (if any):  
**738 S GREEN ST, SALT LAKE CITY, UT 84102**

## WARRANTY DEED

**DOMAIN LLC, a UTAH limited liability company ("Grantor"),**

in exchange for good and valuable consideraiton, hereby conveys and warrants to

**RILEY VERN SIMAS AND CALLIE ROBIN JAQUES, AS JOINT TENANTS ("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"):

**See Attached Exhibit "A"**

With all the covenants and warranties of title from Grantor in favor of Grantee(s) 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.: SL58973MR

Tax Parcel No(s).: 16-07-232-023

Property Address(es) (if any):

738 S GREEN ST, SALT LAKE CITY, UT 84102

**-Signature Page to 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 31 day of OCTOBER, 2024.

DOMAIN LLC

By: 

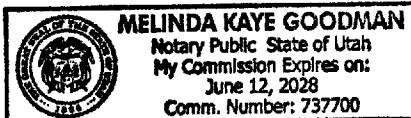
DALTON R. CONDIT

Its: MEMBER

STATE OF UTAH )  
COUNTY OF Salt Lake )  
 ) ss.

On this 31 day of October, 2024, personally appeared before me DALTON R. CONDIT, who stated that he/she is the MEMBER of DOMAIN 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





*Legal Description*  
File No. **SL58973MR**

*Information for Reference Purposes Only:*

Parcel Number(s): **16-07-232-023**

Property Address(es):

**738 S GREEN ST, SALT LAKE CITY, UT 84102**

**EXHIBIT "A"**

The real property referred to herein is situated in **SALT LAKE** County, Utah, and is described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 11, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 2 AND ONE-HALF (1/20 RODS; THENCE EAST 8 AND ONE-HALF (1/2) RODS; THENCE SOUTH 2 AND ONE-HALF (1/2) RODS; THENCE WEST 8 AND ONE-HALF (1/2) RODS TO BEGINNING.

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING: BEGINNING 1 AND ONE-HALF (1/2) RODS WEST AND 2 RODS 6 AND ONE-QUARTER (1/4) FEET NORTH OF THE SOUTHEAST CORNER OF LOT 6, BLOCK 11, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 8 FEET; THENCE WEST 75 FEET; THENCE SOUTH 8 FEET; THENCE EAST 75 FEET TO BEGINNING.