

Recording requested by:  
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:  
Peak Fortune LLC  
3731 South Jordan Pkwy, Ste 102-504  
South Jordan, UT 84009

File Number: CH-103337-MS  
Parcel ID: 08-23-100-021-0000

14312549 B: 11531 P: 8722 Total Pages: 2  
11/12/2024 03:31 PM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: EAGLE GATE TITLE INSURANCE AGENCY, INC.  
59 W UNIVERSITY PKWY OREM, UT 84058

## Warranty Deed

**SALTA LLC, A UTAH LIMITED LIABILITY COMPANY,**

Grantor, hereby CONVEY(S) IN WARRANTY to

**PEAK FORTUNE LLC, A UTAH LIMITED LIABILITY COMPANY,**

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Salt Lake County, State of Utah, to-wit

**Beginning 113.66 feet West from the North Quarter Corner Section 23, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and running thence West 38.04 feet; thence South 01°36' West 623.4 feet; thence North 88°24' West 35.98 feet; thence South 01°36' West 200.09 feet; thence South 88°24' East 154.26 feet more or less to the West line of the D&RGW Railroad; thence North 01°29' East 302.87 feet along the said West line of the D&RGW Railroad; thence North 07°44' West 314.34 feet to the beginning of a curve, concave Easterly, having a radius of 3064.93 feet; thence Northerly along said curve and concentric with said centerline of the main track, through a central angle of 03°58'55" 213.01 feet to the true point of beginning.**

**APN(s): 08-23-100-021-0000**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

WITNESS, the hand of said grantor, this 8<sup>th</sup> day of November, 2024

SALTA LLC, a Utah Limited Liability Company

By: Janis DuPaix, Managing Member  
Janis DuPaix, Managing Member

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 8<sup>th</sup> day of November, 2024, personally appeared Janis DuPaix, Managing Member of SALTA LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Managing Member of SALTA LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Managing Member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Mesja Swan  
Notary Public

