

14328898 B: 11541 P: 1434 Total Pages: 3
12/24/2024 08:21 AM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

**RECORDING REQUESTED BY:
AND WHEN RECORDED RETURN TO:**

West 200 South UT, LLLP
50 West Broadway, Suite 333
Salt Lake City, UT 84101
Attention: Charles A. Schmid

MAIL TAX STATEMENTS TO:

Same as above

183536-CAP

(Above Space Above For Recorder's Use Only)

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, effective as of Dec. 20th, 2024 receipt of which is hereby acknowledged, **HOLT CAPITAL, LLC**, a Utah limited liability company ("Grantor"), hereby conveys and warrants to **WEST 200 SOUTH UT, LLLP**, a Utah limited liability limited partnership ("Grantee"), all of Grantor's interest in the following described real property located in the City of Salt Lake City, County of Salt Lake, State of Utah:

ALL OF LOTS 10, 11, 12, 13, 14, 15, 16 AND THE EAST 23.00 FEET OF LOT 17 OF BLOCK 1, ARCHER KULLAK SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK "B" OF PLATS AT PAGE 35, SAID COMBINED PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10, AND RUNNING THENCE SOUTH 89°58'17" WEST 198.05 FEET; THENCE NORTH 0°00'45" WEST 137.02 FEET ALONG A LINE THAT IS PARALLEL WITH AND 2.00 FEET EAST OF THE WEST LINE OF SAID LOT 17 TO THE NORTH LINE OF SAID LOT 17; THENCE NORTH 89°58'21" EAST 198.05 FEET ALONG THE NORTH LINE OF SAID LOTS TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 0°00'39" EAST 137.02 FEET ALONG THE EAST LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

Address: 950 West 200 South
Salt Lake City, UT 84101

Parcel ID: 15-02-251-024-0000, 15-02-251-025-0000, 15-02-251-026-0000 and
15-02-251-027

TO HAVE AND TO HOLD said Property unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging.

AND SAID GRANTOR does hereby warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but none other, subject to the easements, encumbrances, restrictions, and other matters of record, and subject to real property taxes for the year of 2024, and thereafter.

[Signature Follows on Next Page]

WITNESS, the hands of said Grantor, this Warranty Deed is executed and effective as of the date first written above.

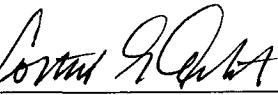
HOLT CAPITAL, LLC,
a Utah limited liability company

By: 
Name: Matthew Robinson
Title: Member

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On this 20 day of December, 2024, before me personally appeared MATTHEW ROBINSON to me known to be the MEMBER of Holt Capital, LLC, a Utah limited liability company, that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Signature: 

Name: CORTLUND G. ASHTON

My Commission Expires: 7/25/27

