

After Recording, Return To:



14335907 B: 11544 P: 7813 Total Pages: 3
01/15/2025 10:52 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E 200 S STE 3DLEHI, UT 840431490

MAIL TAX NOTICES TO GRANTEE(S) AT:

**2025 PADDINGTON DR
PARK CITY UT 84060**

Transaction Data Reference Info.:

GT Title File No. **SL60210CE**
Parcel No(s).: **14-29-252-012**
Property Address Reference:
3031 S 8400 W, MAGNA, UT 84044

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

BOB NELLIS ("*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(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 **2025** 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 9 day of January, 2025.

SALT LAKE WARRIOR, LLC

By: _____

COLIN BARNES

Its: **MANAGER**

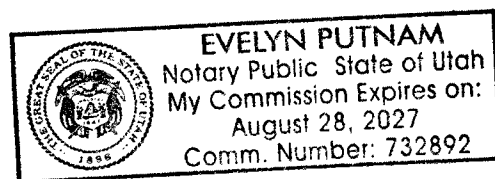
STATE OF UTAH)

) ss.

COUNTY OF **SALT LAKE**)

On this 9 day of January, 2025, 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/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. **SL60210CE**

Information for Reference Purposes Only:

Parcel Number(s): **14-29-252-012**

Property Address(es):

3031 S 8400 W, MAGNA, UT 84044

EXHIBIT "A"

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

COMMENCING 2 RODS EAST AND 433.71 FEET NORTH FROM THE CENTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 34.57 FEET; THENCE EAST 152.0 FEET; THENCE SOUTH 34.57 FEET; THENCE WEST 152.0 FEET TO THE PLACE OF BEGINNING, WITH THE FOLLOWING RESERVATIONS: GRANTORS RESERVE AN EASEMENT, THE RIGHT TO USE THE DRIVEWAY WHICH IS SITUATE ON THE NORTH BOUNDARY OF GRANTORS' PROPERTY, AND THE SOUTH PORTION OF GRANTEE'S PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING 2 RODS EAST AND 433.71 FEET NORTH FROM THE CENTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE 4 FEET SOUTH; THENCE 82 FEET EAST; THENCE, NORTH 8 FEET; THENCE WEST 82 FEET; THENCE SOUTH 4 FEET TO THE PLACE OF BEGINNING.

SAID DRIVEWAY BEING 8 FEET WIDE AND 82 FEET LONG, WITH 4 FEET OF SAID DRIVEWAY BEING ON GRANTORS' PROPERTY AND 4 FEET BEING ON GRANTEE'S PROPERTY.

GRANTORS CONVEY HERewith AN EASEMENT TO THE GRANTEE'S TO USE SAID DRIVEWAY DESCRIBED ABOVE.