

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.

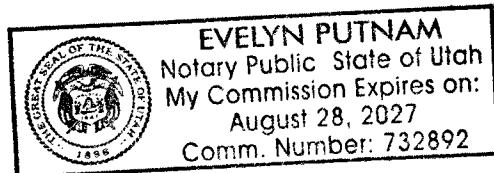
SALT LAKE WARRIOR, LLC

By: Colin Barnes
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.

Evelyn Putnam
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.