

Mail Recorded Deed & Tax Notice To:  
Garff Properties-NWS, LLC  
111 East Broadway, Suite 900  
Salt Lake City, UT 84111

14372485 B: 11564 P: 4476 Total Pages: 3  
04/17/2025 12:37 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 188258-MCF

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## SPECIAL WARRANTY DEED

**Ryan C. Moore and Olivia E. Wilkinson, as joint tenants,**

**GRANTOR(S)**, of Elk Point, State of South Dakota, hereby conveys and warrants against all who claim by, through, or under the grantor to

**Garff Properties-NWS, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 16-07-353-002** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 17th day of April, 2025.

*Ryan C. Moore*  
Signed with **Stavvy**  
Ryan C. Moore  
*Dee*  
Signed with **Stavvy**  
Olivia E. Wilkinson

STATE OF UTAH

COUNTY OF DAVIS

On this 17th day of April, 2025, before me, personally appeared Ryan C. Moore, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

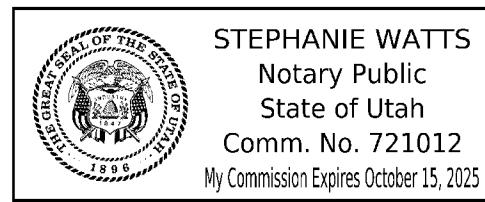
*Stephanie Watts*  
Signed with **Stavvy**  
Notary Public

STATE OF UTAH

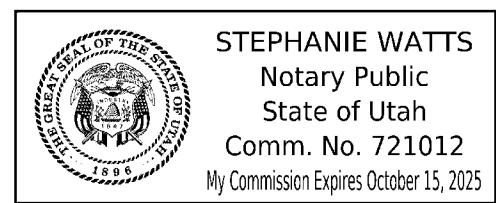
COUNTY OF DAVIS

On this 17th day of April, 2025, before me, personally appeared Olivia E. Wilkinson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

*Stephanie Watts*  
Signed with **Stavvy**  
Notary Public



Notarized remotely via audio/video communication using Stavvy



Notarized remotely via audio/video communication using Stavvy

**EXHIBIT A**  
**Legal Description**

The East one-half of Lots 10 and 11, Block 3, COLUMBIA SUBDIVISION, a subdivision of Lot 20, Block 22, Five Acre Plat "A", Big Field Survey, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.