

After Recording, Return To:



14390931 B: 11575 P: 39 Total Pages: 3
05/29/2025 04:08 PM By: tpham 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 AT:
675 E 2100 S STE 210, SALT LAKE CITY, UT 84106

Transaction Reference Information:

File Number: **SL61726CA**

Tax Parcel No(s): **08-27-278-004**

Property Address(es) (if any):

1118 N 1400 W, SALT LAKE CITY, UT 84116

WARRANTY DEED

CHERYL A ABBOTT ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

SALT LAKE WARRIOR LLC, a TEXAS limited liability company ("Grantee"),

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 in favor of Grantee as are generally included with a conveyance of real property by 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.]

Information for reference purposes:

GT Title File No.: **SL61726CA**

Tax Parcel No(s): **08-27-278-004**

Property Address(es) (if any):

1118 N 1400 W, SALT LAKE CITY, UT 84116

-Signature Page to Warranty Deed-

Witness the hand of Grantor this 29 day of **MAY, 2025**.



CHERYL A ABBOTT

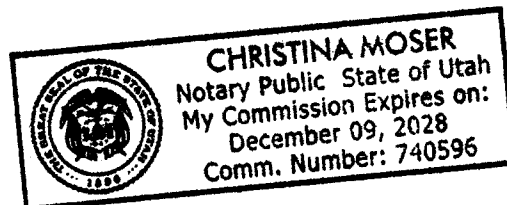
STATE OF UTAH

COUNTY OF Salt Lake) ss.

On this 29 day of **May, 2025**, personally appeared before me **CHERYL A ABBOTT**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC





Legal Description
File No. **SL61726CA**

Information for Reference Purposes Only:

Parcel Number(s): **08-27-278-004**

Property Address(es):

1118 N 1400 W, SALT LAKE CITY, UT 84116

EXHIBIT "A"

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

A PART OF LOTS 5, 6, 7, 8 AND 9, BLOCK 7, AMOS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY, STATE OF UTAH, TOGETHER WITH A PORTION OF VACATED STREET AND VACATED ALLEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 105.5 FEET AND WEST 3.0 FEET FROM THE SOUTHWEST CORNER OF LOT 8, BLOCK 7, OF SAID AMOS ADDITION, AND RUNNING THENCE NORTH 53.0 FEET; THENCE EAST 141.0 FEET; THENCE SOUTH 55.0 FEET; THENCE WEST 141.0 FEET TO THE POINT OF BEGINNING.