

After Recording, Return To:



14390972 B: 11575 P: 221 Total Pages: 3
05/29/2025 04:23 PM By: asteffensen 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:
8098 S Sawston Rd, West Jordan UT 84081

Transaction Data Reference Info.:
GT Title File No. **SL61810CA**
Parcel No(s): **08-27-278-004**
Property Address Reference:
1118 N 1400 W, SALT LAKE CITY, UT 84116

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

PECK HOLDINGS LLC a Utah Limited Liability Company ("*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 29 day of May, 2025.

SALT LAKE WARRIOR, LLC

By: _____

COLIN BARNES

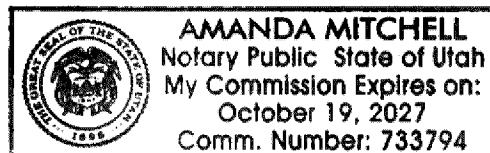
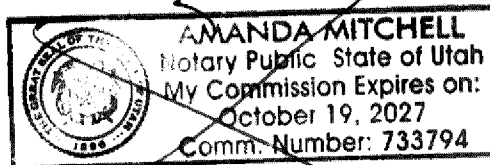
Its: **MANAGER**

STATE OF UTAH)

COUNTY OF Salt Lake) ss.

On this 29 day of May, 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. SL61810CA

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.