



TITLE GUARANTEE

14395608 B: 11577 P: 7544 Total Pages: 3
06/10/2025 12:55 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TITLE GUARANTEE
1385 E FORT UNION BLVD SALT LAKE CITY, UT 841212887

MAIL TAX NOTICE TO:

Name: GRANTEE
Address: 6951 Bear Spring Circle
Morgan, UT 84050

WARRANTY DEED

Silverback Properties, LLC, a Limited Liability Company

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby CONVEY(S) AND WARRANTS to:

Jake Bailey

GRANTEE

of **SALT LAKE**, County and State of **UTAH**, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

Property 1:

The land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described as follows:

Beginning at a point 24.75 feet South and North 89°55' West 685.36 feet from the Northeast corner of the Southeast Quarter of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said point of beginning being the West line of a street designated as Oakwood Street, and running thence North 89°55' West 60 feet; thence South 0°01' East 110 feet;

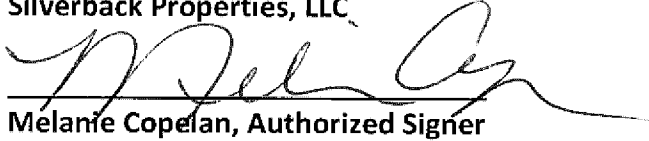
thence South 89°55' East 60 feet; thence North 0°01' West 110 feet to the point of beginning.
Parcel No. 16-27-426-010

also known by street and number of: 2596 East Gregson Avenue, Salt Lake City, UT 84109

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2025 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 10 day of June 2025.

Silverback Properties, LLC



Melanie Copelan, Authorized Signer

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10 day of June, 2025, personally appeared Melanie Copelan, Authorized Signer of Silverback Properties, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Authorized Signer of Silverback Properties, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Authorized Signer acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



Notary Public