

14412354 B: 11587 P: 4573 Total Pages: 2
07/21/2025 03:36 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC - PA
1792 BONANZA DR STE C100PARK CITY, UT 840607526



After Recording Return To:

Mail Tax Notices To:

G Brothers INC

3677 West 1987 South

Salt Lake City, UT 84104

File Number: 25-26853-SDF

Parcel ID: 16-28-331-016

Warranty Deed

Know All Men By These Presents that, **Melissa Kelly Nielsen**, (henceforth referred to as "Grantor") of, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **G Brothers Inc.**, (henceforth referred to as "Grantee") of **3677 West 1987 South, Salt Lake City, UT 84104**, with **WARRANTY COVENANTS**:

Property 1:

Beginning at a point 495½ feet North of a point in the center of an East and West county road, now known as 3300 South, which point is 71.1 rods North and 2 rods West of the South Quarter corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 152.79 feet; thence South 50 feet; thence East 152.79 feet; thence North 50 feet to the point of beginning.

Tax Parcel No.: 16-28-331-016

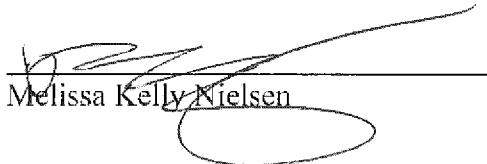
Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

WARRANTY DEED

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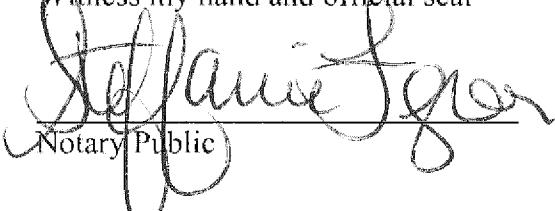
In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 21 day of July, 2025.

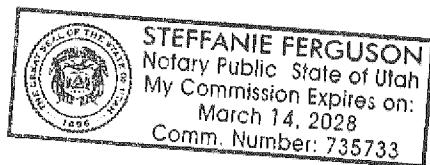

Melissa Kelly Nielsen

STATE OF UTAH
COUNTY OF SALT LAKE

On this 21 day of July, 2025, before me Steffanie Ferguson, a notary public, personally appeared Melissa Kelly Nielsen, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Steffanie Ferguson
Notary Public



WARRANTY DEED

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