

14412508 B: 11587 P: 5619 Total Pages: 3
07/22/2025 08:28 AM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SERVICELINK TITLE COMPANY- (DEFAULT TITLE)
1200 CHERRINGTON PKWYCORAOPOLIS, PA 151084354

File No: 250134420

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Parcel Number: 26-24-480-030

SPECIAL WARRANTY DEED

RANLife, Inc., ("Grantor"), OF 3138 E. Elwood St, Phoenix, AZ 85034, for and in the consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Secretary of Housing and Urban Development, their successors and assigns**, ("Grantee"), whose tax mailing address is **C/O Information Systems Networks Corp., (ISN) 2000 N Classen Blvd., Suite 3200, Oklahoma City, OK 73106**, the following described real estate situated in the County of Salt Lake, State of Utah:

LOT 618, KENNECOTT DAYBREAK PHASE 2, PLAT 3, SUBDIVISION AMENDING LOTS T2, T4 AND V4A OF THE KENNECOTT MASTER SUBDIVISION, #1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

MORE CORRECTLY DESCRIBED AS:

LOT 618, KENNECOTT DAYBREAK PHASE II, PLAT 3 SUBDIVISION, AMENDING LOTS T2, T4, V4 AND V4A OF THE KENNECOTT MASTER SUBDIVISION, #1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

Property Address is: 4923 W CALTON LN, SOUTH JORDAN, UT 84009

Prior deed recorded at Instrument No. 14353847, Official Records Book 11554 Page 3154

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on July 11, 2025 :

RANLife, Inc., By Servbank, N.A. as Attorney in Fact

By: [Signature]

Name: Courtney Hickey

Its: Vice President

*POA recorded on 7-8-25 at INST # 14406776
BOOK 11584 Page 2361.

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Courtney Hickey as Vice President on behalf of **Servbank, N.A. as Attorney in Fact for RANLife, Inc.,** personally known to me or has produced _____ as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of July, 2025.

[Signature]
Notary Public



Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.