

14451161 B: 11609 P: 6333 Total Pages: 1  
10/17/2025 10:28 AM By: ErRomero Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SPENCER LARKIN  
4887 S NANILOA DRSLC, UT 84117



**MAIL TAX NOTICE TO**  
Spencer Larkin  
4887 S Naniloa Drive  
Salt Lake City, UT 84117  
File Number: NTG-253238-TU

## **Warranty Deed**

**GRANTOR(S): Larkin Properties, LLC, a Utah limited liability company**

hereby CONVEY(S) and WARRANT(S) to:

**GRANTEE(S): Spencer Larkin**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County, State of Utah**:

Unit 209, contained within PATRICK LOFTS, a Utah Mixed Use Condominium Project as the same is identified in the Record of Survey Map recorded on March 26, 2008, in Salt Lake County, as Entry No. 10383078, in Book 2008P of Plats, at Page 66 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration Recorded on March 26, 2008, in Salt Lake County, as Entry No. 10383079, in Book 9586 at Page 5292, (as said Declaration may have heretofore been amended or supplemented.)

Together with the appurtenant undivided interest in said Project's Common Areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which said interest relates.

Tax Parcel No. 15-01-284-032

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants Conditions and Restrictions now of record.

WITNESS, the hand(s) of the Grantor(s), this 17<sup>th</sup> day of October, 2025.

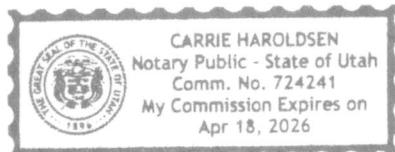
**Larkin Properties, LLC, a Utah limited liability company**

Spencer Max Larkin  
**Spencer Max Larkin, Managing Member**

State of Utah }  
County of Salt Lake}

On this 17<sup>th</sup> day of October, 2025, personally appeared before, **Spencer Max Larkin, Managing Member of Larkin Properties, LLC, a Utah limited liability company** the signer(s) of the above instrument, who duly acknowledged before me that he/she/they executed the same.

Witness my hand and official seal



Carrie Haroldsen  
Notary Public