

323-0814
WHEN RECORDED MAIL TAX NOTICES TO:
Ryan Schmitz and Luana Schmitz
20 Litchfield Hillw, Litchfield, CT 06759

14455939 B: 11612 P: 4377 Total Pages: 2
10/28/2025 01:12 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TREE FORT TITLE
2160 EAST 4500 SOUTH #4HOLLADAY, UT 84117

WARRANTY DEED

Holt Capital LLC, a Utah Limited Liability Company

“Grantor”
of Salt Lake City, UT,

hereby CONVEYS and WARRANTS to

Ryan Schmitz and Luana Schmitz, husband and wife, as joint tenants
“Grantee”
of Litchfield, CT

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in
Salt Lake, State of Utah, to-wit:

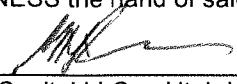
Lot 1 and 2, Capital Heights Subdivision, according to the official plat thereof, recorded in Salt Lake
County Recorder's Office, State of Utah.

Tax Serial No.: 09-31-353-037 & 09-31-353-038

LESS AND EXCEPTING any and all water rights associated herewith.

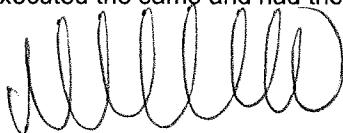
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and
subject to 2025 taxes and thereafter.

WITNESS the hand of said grantor, this October 27, 2025


Holt Capital LLC, a Utah Limited Liability Company
By: Matthew Robinson, Manager

STATE OF Utah)
:ss
COUNTY OF Salt Lake)

On this October 27, 2025, personally appeared before me Matthew Robinson, Manager of Holt Capital LLC, a Utah Limited Liability Company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same and had the authority to do so on behalf of said company.



Notary Public
Residing at: *North Salt Lake, UT*
My Commission Expires: *5/15/27*

