

Mail Recorded Deed & Tax Notice To:
Garff Properties–NWS, LLC, a Utah limited liability company
111 E. Broadway, Suite 900
Salt Lake City, UT 84111



File No.: 158157-MCF

14465060 B: 11617 P: 7029 Total Pages: 3
11/18/2025 02:16 PM By: dkilpack Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

Schneider Properties, LLC, a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Garff Properties-NWS, LLC, a Utah limited liability company,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 15-12-431-015 and 15-12-431-017 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 18th day of November, 2025.

Schneider Properties, LLC, a Utah limited liability company

BY: _____

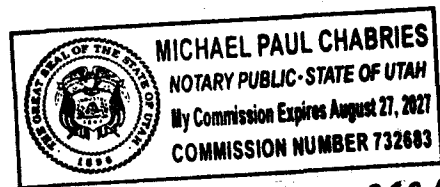
Kirk Y Schneider
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 18th day of November, 2025, before me, personally appeared Kirk Y Schneider, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Schneider Properties, LLC, a Utah limited liability company.

Michael P Chabries
Notary Public



732683

EXHIBIT A
Legal Description

PARCEL 1:

The East 74.375 feet of Lots 1 and 20, Block 4, NORTH COLUMBIA SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on October 1, 1902 as Entry No. 162020 in Book D at Page 75.

PARCEL 2:

All of Lots 14, 15, 16, 17, 18 and 19, Block 4, NORTH COLUMBIA SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on October 1, 1902 as Entry No. 162020 in Book D at Page 75.