

14466641 B: 11618 P: 8036 Total Pages: 2  
11/21/2025 01:00 PM By: jlucas Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - SOUTH JORDAN 2  
4786 WEST DAYBREAK RIM WAY, SUSOUTH JORDAN, UT 84009

Recording Requested by:  
First American Title Insurance Company  
4786 W Daybreak Rim Way, Ste 100  
South Jordan, UT 84009  
(801)559-2188

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Sani Malicevic  
1083 W Fremont Ave  
Salt Lake City, UT 84104

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **4386-6377677 (BR)**  
A.P.N.: **15-10-285-005-0000**

**Canyon Advantage, LLC, a Utah limited liability company**, Grantor, of **West Valley City, Salt Lake County, State of UT**, hereby CONVEY AND WARRANT TO

**Sani Malicevic**, Grantee, of **Salt Lake City, Salt Lake County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

**Lots 1 and 2, Block 7, FIRST BURLINGTON ADDITION AT GLENDALE PARK, according to the plat thereof as recorded in the Office of the Salt Lake County Recorder.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2025 and thereafter.

Witness, the hand(s) of said Grantor(s), this 11/20/2025.

Canyon Advantage, LLC, a Utah limited liability company

By:

Name: Jason Nielsen

Title: Manager

STATE OF Utah )  
County of Salt Lake )ss.

On November 20, 2025, before me, the undersigned Notary Public, personally appeared **Jason Nielsen as Manager for Canyon Advantage, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 2/27/28

  
Notary Public

