

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE AT:  
**2150 S 1300 S, STE.500**  
**SALT LAKE CITY, UT 84106**

ENT 25610:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Apr 10 10:02 AM FEE 40.00 BY KR  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED

Transaction Reference Information:

File Number: **SL60607CE**

Tax Parcel No(s): **23-054-0266**

Property Address(es) (if any):

**170 SOUTH 1300 EAST, SPRINGVILLE, UT 84663**

**WARRANTY DEED**

**CHARLOTTE THATCHER and ANN C BARTHOLOMEW** ("*Grantors*"),

in exchange for good and valuable consideration, hereby convey and warrant to

**SALT LAKE WARRIOR, LLC, a TEXAS limited liability company** ("*Grantee*"),

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "*Property*"):

**SEE ATTACHED EXHIBIT "A"**

With all the covenants and warranties of title from Grantors in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2025** and thereafter.

*[Remainder of page intentionally left blank. Signatures appear on the following page.]*

Information for reference purposes:

GT Title File No.: SL60607LC

Tax Parcel No(s) 23: 054:0266

Property Address(es) (if any):

170 SOUTH 1300 EAST, SPRINGVILLE, UT 84663

**-Signature Page to Warranty Deed-**

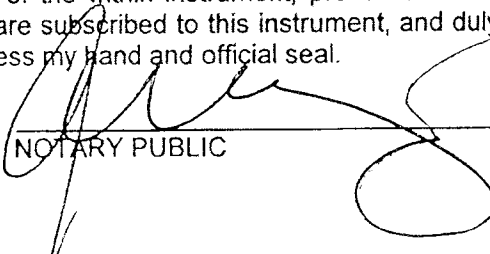
Witness the hand of Grantors this 13<sup>th</sup> day of FEBRUARY, 2025.

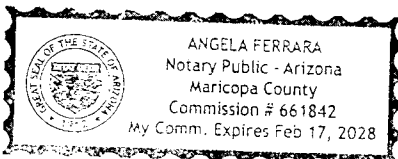
  
CHARLOTTE THATCHER

  
ANN C BARTHOLOMEW

STATE OF AZ )  
COUNTY OF Maricopa ) ss.

On this 13<sup>th</sup> day of February, 2025, personally appeared before me CHARLOTTE THATCHER and ANN C BARTHOLOMEW, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

  
NOTARY PUBLIC



COMMISSION # 661842



*Legal Description*

*Information for Reference Purposes Only:*

Parcel Number(s): **23-054-0266**

Property Address(es):

**170 SOUTH 1300 EAST, SPRINGVILLE, UT 84663**

### **EXHIBIT "A"**

The real property referred to herein is situated in **UTAH** County, Utah, and is described as follows:

COMMENCING 12.92 CHAINS SOUTH AND 7.75 CHAINS EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 20' WEST 5 RODS; THENCE WEST 8 RODS; THENCE NORTH 20' EAST 5 RODS; THENCE EAST 8 RODS TO THE PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO, AND LESS AND EXCEPTING ANY LAND CONVEYED BY, THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED APRIL 3, 2025 AS ENTRY NO. 23705:2025, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 6, BLOCK NO. 2, PLAT "A", TOWN VIEW SUBDIVISION TO SPRINGVILLE, UTAH, A RECORDED SUBDIVISION, SAID POINT BEING 331.25 FEET EAST AND 855.07 FEET SOUTH FROM A FOUND BRASS CAP MONUMENT MARKING THE CENTER ONE-QUARTER CORNER OF SAID SECTION 34, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE EAST 135.30 FEET ALONG SAID SOUTH LINE OF LOT 6, TO A POINT ON THE WEST LINE OF 1300 EAST STREET, SPRINGVILLE, UTAH; THENCE S 0°20'00" W 83.76 FEET ALONG SAID WEST LINE OF 1300 EAST STREET; THENCE WEST 132.08 FEET; THENCE N 1°52'00" W 83.80 FEET ALONG AN EXISTING WOOD SLAT FENCE LINE AND ALSO ALONG THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 119523, DATED NOVEMBER 28, 2016, TO THE POINT OF BEGINNING.