

After Recording, Return To:



ENT 25615:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 10 10:19 AM FEE 40.00 BY KR
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

MAIL TAX NOTICES TO GRANTEE(S) AT:
1609 W 1065 S, SPRINGVILLE UT 84663

Transaction Data Reference Info.:

GT Title File No. **SL60630CE**

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

Property Address Reference:

170 S 1300 E, SPRINGVILLE, UT 84663

SPECIAL WARRANTY DEED

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

in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

GAPO INVESTMENTS, LLC ("*Grantee(s)*")

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 Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special 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.]

-Signature Page to Special Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

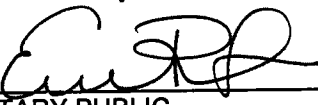
Witness the hand of Grantor this 8 day of April, 2025.

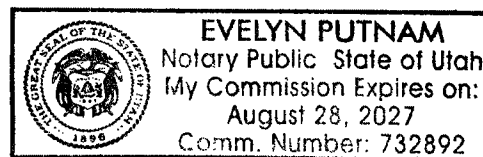
SALT LAKE WARRIOR, LLC

By: 
COLIN BARNES
 Its: **MANAGER**

STATE OF UTAH)
) ss.
 COUNTY OF **SALT LAKE**)

On this 8 day of April, 2025, personally appeared before me **COLIN BARNES**, as the **MANAGER of SALT LAKE WARRIOR, LLC**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


 NOTARY PUBLIC





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 Land is situated in UTAH County, State of 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.

American Land Title Association - Commitment for Title Insurance [(2021 v. 01.00 (07-01-2021))]

Page 3 of 9 -- This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by the Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions, Schedule A, Schedule B, Part I-Requirements, and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.