



W3278237

MAIL TAX NOTICES TO GRANTEE(S) AT:
5813 MAIN POINT BLVD
OGDEN, UT 84405

E# **3278237** PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
31-Mar-23 12:58 PM FEE \$40.00 DEP SLV
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



Property Reference Information:
Tax Parcel No(s): **07-111-0006**
Property Address(es) (if any):
5813 MAIN POINT BLVD, OGDEN, UT 84405

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

M2N PROPERTIES LLC A UTAH LIMITED LIABILITY COMPANY ("Grantee(s)")

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

Parcel 1 07-111-0006
5813 MAIN POINT BLVD, OGDEN, UT 84405
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 **2023** and thereafter.

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

Each of the undersigned persons who sign 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 30 day of march, 2023.

SALT LAKE WARRIOR, LLC

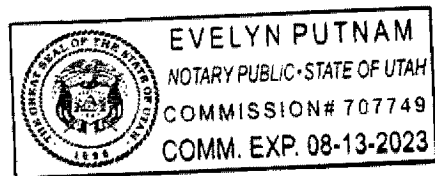
By 
COLIN BARNES
Its: **AUTHORIZED SIGNOR**

STATE OF UTAH
COUNTY OF SALT LAKE ss.

On this 30 day of MARCH, 2023, personally appeared before me **COLIN BARNES** and , on behalf of **SALT LAKE WARRIOR, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



NOTARY PUBLIC



Information for Reference Purposes:

File No.: **SL53229CE**

Tax Parcel No(s): **07-111-0006**

Property Address(es):

5813 MAIN POINT BLVD, OGDEN, UT 84405

EXHIBIT "A"
Legal Description

ALL OF LOT 7, MAIN POINT SOUTH SUBDIVISION IN SOUTH OGDEN, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.