



\*W3316266\*

MAIL TAX NOTICES TO GRANTEE(S) AT:  
**3556 S 5600 W #119**  
**WEST VALLEY CITY UT 84120**

E# **3316266** PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
29-Feb-24 0222 PM FEE \$40.00 DEP SLW  
REC FOR: GT TITLE SERVICES  
ELECTRONICALLY RECORDED



Property Reference Information:  
Tax Parcel No(s): **11-112-0005** DB  
Property Address(es) (if any):  
**1328 HARROP ST, OGDEN, UT 84404**

**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

**PACIFIC HOME BUYERS 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"):

**LOT 20, ROCKCLIFF ADDITION TO OGDEN CITY, WEBER COUNTY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.**

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 **2024** and thereafter.

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

**-Signature Page to Special Warranty Deed-**

The officer who signs this deed certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.

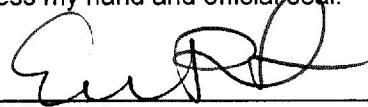
Witness the hand of Grantor this 26 day of Feb, 2024 <sup>(P)</sup>

**SALT LAKE WARRIOR, LLC**

By:   
**COLIN BARNES**  
Its: **AUTHORIZED SIGNER**

STATE OF UTAH  
COUNTY OF Salt Lake ss.

On this 26 day of Feb, 2024 <sup>(P)</sup>, personally appeared before me **COLIN BARNES**, as the **AUTHORIZED SIGNER** 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 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

