

After Recording, Return To:



W3345770

**MAIL TAX NOTICES TO GRANTEE(S) AT:
9192 S 300 W #17, SANDY UT 84070**

Transaction Data Reference Info.:

GT Title File No. **SL59423CE**

Parcel No(s).: **11-333-0006**

Property Address Reference:

850 EAST VILLAGE ROAD, OGDEN, UT 84404

E# 3345770 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
30-Oct-24 0426 PM FEE \$40.00 DEP LC
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED

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

REI INVESTMENT GROUP, 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*"):

ALL OF LOT 75, THE VILLAGE OF MOUNTAIN ROAD PLAT E, OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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 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 29 day of OCT., 2024.

Salt Lake Warrior, LLC

By: _____

Colin Barnes
Its: **Manager**

STATE OF UTAH

COUNTY OF SALT LAKE) ss.

On this 29 day of OCT., 2024, 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 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

