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BK 7797 PG 1551

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/8/2021 2:27:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-M

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
KBP Office Group, LC a Utah limited
liability company
8610 South Sandy Parkway, Suite 210
Sandy, Utah 84070

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1071222-SLC1 (ami)**
A.P.N.: **11-430-0020**

KBP Office Group, LC, Grantor, of **Salt Lake City**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

KBP Office Group, LC a Utah limited liability company, as to undivided 63.962274% and Marianne Trottier as to an undivided 18.018865% and Bonnie Piggot as to an undivided 18.018863% all as Tenants in Common, Grantee, of **Salt Lake City**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Davis** County, State of **Utah**:

ALL OF LOT 20, KAYSVILLE BUSINESS PARK PHASE 19, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER'S OFFICE.

Witness, the hand(s) of said Grantor(s), this July 7, 2021.

KBP Office Group, LC

By: John B. Tebbs
Name: John B. Tebbs
Title: Manager

A.P.N.: 11-430-0020

Special Warranty Deed - continued

File No.: NCS-1071222-SLC1
(ami)

STATE OF Utah)
County of Salt Lake)ss.

On July 7, 2021, before me, the undersigned Notary Public, personally appeared **John B. Tubbs the Manager of KBP Office Group, LC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

1-18-2023

James Spangle
Notary Public

