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BK 7934 PG 519

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/27/2022 12:10:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR GT TITLE SERVICES-S

MAIL TAX NOTICES TO GRANTEE(S) AT:  
32 W 200 S #307, SLC UT 84101



Property Reference Information:

Tax Parcel No(s): **01-115-0125**

Property Address(es) (if any):

**573 EAST MARIALANA WAY, NORTH SALT LAKE, UT 84054**

**\*\*THIS DEED IS BEING RECORDED TO CORRECT GRANTOR INFORMATION ENTRY #3375624\*\***

**CORRECTIVE WARRANTY DEED**

**BRENON BOLWINKEL AS TRUSTEE OF THE 573 TRUST U/A/D MARCH 19, 2021, ("Grantor"),**

in exchange for good and valuable consideration, hereby conveys and warrants to

**BALLPARK HOLDINGS, LLC A UTAH LIMITED LIABILITY COMPANY ("Grantee(s))"**

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

**ALL OF LOT 13, LAKEVIEW ESTATES ALSO, PART OF LOT 17, LAKEVIEW ESTATES DESCRIPTION AS FOLLOWS: BEGINNING AT THE LOT CORNER COMMON TO LOTS 13, 16 & 17, LAKEVIEW ESTATES; AND RUNNING THENCE SOUTH 18°00'00" WEST 57.97 FEET TO A POINT ON THE THE ARC OF A 140.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 33.817 FEET (CHORD BEARS NORTH 65°47'25" EAST 33.735 FEET); THENCE NORTH 17°17'24" WEST ALONG A RADIAL LINE 42.253 FEET TO THE POINT OF BEGINNING.**

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 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 **2022** and thereafter.

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

Information for reference purposes:

GT Title File No.: **SL42291C**  
Tax Parcel No(s): **01-115-0125**  
Property Address(es) (if any):  
**573 EAST MARIALANA WAY, NORTH SALT LAKE, UT 84054**

**-Signature Page to 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.

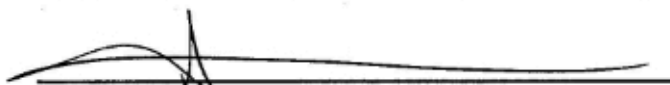
Witness the hand of Grantor this 26 day of **JANUARY 2022**.

**THE 573 TRUST U/A/D MARCH 19, 2021**

By:   
**BRENON BOLLWINKEL**  
Its: **TRUSTEE**

STATE OF UTAH  
COUNTY OF *Salt Lake* ) ss.

On this 26 day of JANUARY 2022, personally appeared before me **BRENON BOLLWINKEL**, who stated that he/she is the **TRUSTEE of THE 573 TRUST U/A/D MARCH 19, 2021**, 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

