MAIL TAX NOTICES TO GRANTEE AT: 2150 SOUTH 1300 EAST STE 500 SALT LAKE CITY UT 84106

ENT 34973:2024 PG 1 of 3 ANDREA ALLEN UTAH COUNTY RECORDER 2024 May 28 03:13 PM FEE 40.00 BY KR RECORDED FOR GT Title Services ELECTRONICALLY RECORDED



Property Reference Information:
Tax Parcel No(s): 52-207-0005
Property Address(es) (if any):
931 SOUTH 700 EAST, PROVO, UT 84606

## **WARRANTY DEED**

**DUPLEX, LLC, A SERIES OF FOUR ACES, LLC,** 

("Grantor"),

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

SALT LAKE WARRIOR, LLC, a TEXAS limited liability company ("Grantee"),

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

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor in favor of Grantee 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 2024 and thereafter.

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

Information for reference purposes:

GT Title File No.: SL57372CE Tax Parcel No(s).: 52-207-0005 Property Address(es) (if any):

931 SOUTH 700 EAST, PROVO, UT 84606

## -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 24 day of MAY, 2024.

DUPLEX, LLC, A SERIES OF FOUR ACES, LLC

By: JAMES GRAHAM

Its: MANAGER

Its: MANAGER

STATE OF UTAH ) ss.

On this 24 day of May, 2024, personally appeared before me JAMES GRAHAM AND KRISTI GRAHAM, who stated that they are the MANAGER's of DUPLEX, LLC, A SERIES OF FOUR ACES, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her 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.: SL57372CE

Tax Parcel No(s).: 52-207-0005

Property Address(es):

931 SOUTH 700 EAST, PROVO, UT 84606

## EXHIBIT "A" Legal Description

A PORTION OF LOT 2, PLAT "A", SPRING CREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 0°56'50" WEST 1515.52 FEET AND EAST 29.23 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°33'21" EAST 100.34 FEET; THENCE NORTH 0°57'40" WEST 70 FEET; THENCE NORTH 88°33'21" WEST 100.34 FEET; THENCE SOUTH 0°57'40" EAST 70 FEET TO THE POINT OF BEGINNING.