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BK 8599 PG 1180

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/04/2024 04:20:01 PM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: GT TITLE SERVICES

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE(S) AT:
PO Box 302, Honeyville, UT 84314

Transaction Data Reference Info.:

GT Title File No. **SL59131CA**
Parcel No(s): **11-045-0407**
Property Address Reference:
1072 E BEDFORD DR., KAYSVILLE, UT 84037

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

BLCK 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 407, KING CLARION HILLS SUBDIVISION NO. 4, DAVIS 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.

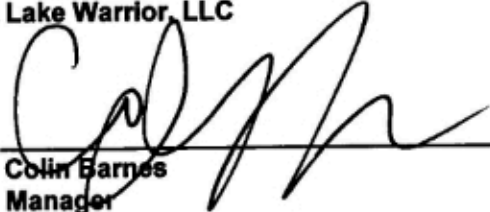
[Remainder of page intentionally left blank. Signatures appear on the following page.]

-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 4 day of Oct, 2024.

Salt Lake Warrior, LLC

By: 
Colin Barnes
Its: Manager

STATE OF UTAH)
COUNTY OF salt Lake) ss.

On this 4 day of October, 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

