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WHEN RECORDED MAIL TO:  
Richard H. Bradley  
4525 South Wasatch Blvd. #250  
Salt Lake City, Utah 84124

ENT 67030:2023 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Oct 11 12:08 PM FEE 40.00 BY MG  
RECORDED FOR BRADLEY, RICHARD H

Mail Tax Notices to:  
Pen & Ink, LLC  
4525 South Wasatch Blvd. #250  
Salt Lake City, Utah 84124

### **SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged,  
Pen & Ink, Ltd., GRANTOR, BARGAINS AND SELLS, CONVEYS AND CONFIRMS to:  
Pen & Ink, LLC, GRANTEE, the following described real property in the County of Utah,  
State of Utah.

LOT 1, PLAT A, PEN AND INK SUBDIVISION

PARCEL NO. 49-944-0001

Subject to all recorded easements, covenants, conditions, restrictions of record, agreements,  
and encumbrances.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same  
belonging, unto the Grantees, and to the heirs and assigns of the Grantees forever.

The Grantors hereby covenanting that said Grantees and the heirs, executors, administrators  
and assigns of the Grantees, shall and will WARRANT AND DEFEND the title to the  
premises unto the Grantees, and to the heirs and assigns of the Grantees forever, against the  
lawful claims of all persons by and through the Grantor and none other.

Executed on the 15th day of June, 2023, at Salt Lake City, Utah.

Pen & Ink, Ltd.

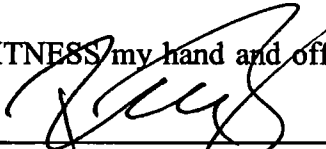
By: J.R. Lynton  
Its: General Partner

*J.R. Lynton*

ss.        } STATE OF UTAH  
          }  
          } COUNTY OF SALT LAKE

On this 15th day of June, 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared J.R. Lynton, General Partner of Pen & Ink, Ltd., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed it as General Partner and on behalf of Pen & Ink, Ltd.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public in and for said State

