

Founders Title Company 00085789
MAIL TAX NOTICE TO
Peter T. Rogers
222 South Parkview Avenue
Marion, WI 54950

11831012
4/9/2014 3:58:00 PM \$10.00
Book - 10222 Pg - 7762
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 1 P.

Special Warranty Deed

(Limited Liability Company)

BLACKJACK RIDGE LLC

,GRANTOR

of Salt Lake City, County of Salt Lake, State of UTAH, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to

PETER T. ROGERS,

GRANTEE, of 222 South Parkview Avenue, Marion, WI 54950, for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION-----

the following described tract(s) of land in SALT LAKE County, State of UTAH:

Lot 4, Sugarplum 459, a subdivision of lots 4, 5, and 9 Sugarplum Amended a Planned Unit Development, as the same is identified in the Plat recorded November 26, 1984, as Entry No. 4019736, in Book 84-11 of Plats, at Page 181 of Official Records and in the Master Declaration of Covenants, Conditions, and Restrictions of Sugarplum, a Planned Unit Development, recorded August 12, 1983, as Entry No. 3830328, in Book 5482, at Pages 1173 through 1230 of Official Records.

Together with a right and easement of use and enjoyment in and to the Common Areas and Facilities, as described in and provided for in the said Master Declaration of Covenants, Conditions, and Restrictions of Sugarplum, a Planned Unit Development.

The following is shown for information purposes only: 30-06-428-033

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2014 and thereafter.

WITNESS, the hand of said Grantor, this 9th day of April, A.D., 2014.

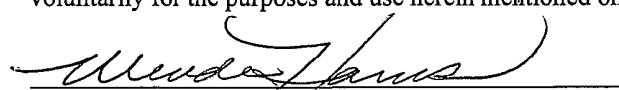
Blackjack Ridge LLC


Francis D. Perkins

By: Francis D. Perkins III, Manager

STATE OF UTAH)
COUNTY OF SALT LAKE)

On the 9th day of April, 2014, before me, the undersigned Notary Public, personally appeared Francis D. Perkins III, Manager of Blackjack Ridge, LLC, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

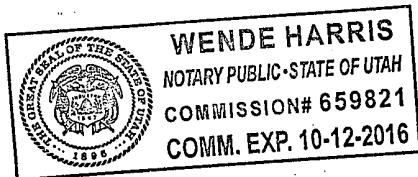

NOTARY PUBLIC

My Commission Expires: 10-12-2016

Residing at: Salt Lake City, Utah

FTC Form wd-lc Rev.08/04/99
Founders Title Company

Ent 11831012 BK 10222 PG 7762



14316270 B: 11533 P: 9751 Total Pages: 2
11/20/2024 04:29 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SALT LAKE ESCROW
215 S STATE ST STE 280 SALT LAKE CITY, UT 841112337

Recording Requested by:
First American Title Insurance Company
215 South State Street, Suite 280
Salt Lake City, UT 84111
(801)578-8888

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Peter T. Rogers
PO Box 497
Marion, WI 54950

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

WARRANTY DEED

Escrow No. **023-6333771 (CP)**
A.P.N.: **30-06-428-031-0000, 30-06-428-032-0000**

Peter T. Rogers (as to Parcel 1) and Peter T. Rogers, an individual (as to Parcel 2), Grantor, of **Marion, Waupaca County, State of WI**, hereby CONVEY AND WARRANT to

Peter T. Rogers, Grantee, of **Marion, Waupaca County, State of WI**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

Parcel 1

Lot 3, SUGARPLUM 459, a subdivision of Lots 4, 5 and 9, SUGARPLUM P.U.D. (amended), according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's office.

Parcel 2

Beginning at the Northeasterly most corner of Lot 4, of the SUGARPLUM 459 SUBDIVISION; thence North 22° 40' 00" East 2.05 feet; thence South 67° 20' 00" East 70 feet; thence South 22° 40' 00" West 2.05 feet; thence North 67° 20' 00" West 70 feet to the Point of Beginning. (being part of Lot 3, of the SUGARPLUM 459 SUBDIVISION).

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2025 and thereafter.

Witness, the hand(s) of said Grantor(s), this 11/20/2024.

Peter T. Rogers

Peter T. Rogers

Peter T. Rogers

Peter T. Rogers, an individual

STATE OF Washington)
)ss.
County of Pierce)

On 11/20/2024, before me, the undersigned Notary Public, personally appeared **Peter T. Rogers (as to Parcel 1) and Peter T. Rogers, an individual (as to Parcel 2)**, 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 by 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: 08/12/2028

Notary Public

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/12/2028

Notarized remotely online using communication technology via Proof.