

14376463 B: 11566 P: 6893 Total Pages: 2
04/25/2025 04:04 PM By: srigby Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PARR BROWN GEE AND LOVELESS
101 SOUTH 200 EAST SUITE 700 SALT LAKE CITY, UT 84111

SEND TAX NOTICES TO:

Sage Harrison
1664 E. Hillcrest Avenue
Salt Lake City, UT 84106

SPECIAL WARRANTY DEED

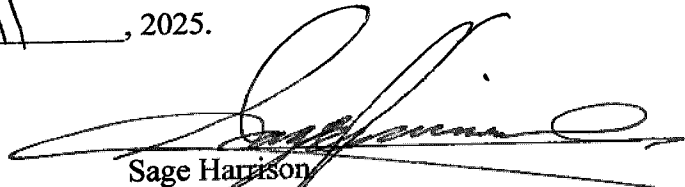
Sage Harrison and Grant K. Harrison and Gayleen M. Harrison, of 2768 E. Kentucky Avenue, Holladay, Utah 84117, grantors, hereby convey and warrant against all claiming by, through or under them, to Sage Harrison, of 1664 E. Hillcrest Avenue, Salt Lake City, Utah 84106, as to an undivided 50% interest as a tenant in common, and to GH Properties, LLC, a Utah limited liability company with an address of 2768 E. Kentucky Avenue, Salt Lake City, UT 84117, as to an undivided 50% interest as a tenant in common, grantees, for the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, the following described parcel of real property located in Salt Lake County, State of Utah, more commonly known as 1664 E. Hillcrest Avenue, Salt Lake City, Utah 84106:

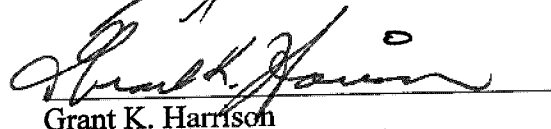
Commencing South 61°01' East 71.92 feet from the Northwest corner of Lot 686, HIGHLAND PARK PLAT "A", and running thence North 0°01' West 8.34 feet; thence South 61°01' East 71.28 feet; thence South 0°01' East 102.23 feet; thence North 89°50'58" West 56.45 feet; thence North 0°01' West 58.5 feet; thence North 14°57' West 23.29 feet; thence North 0°01' West 47.4 feet to BEGINNING.

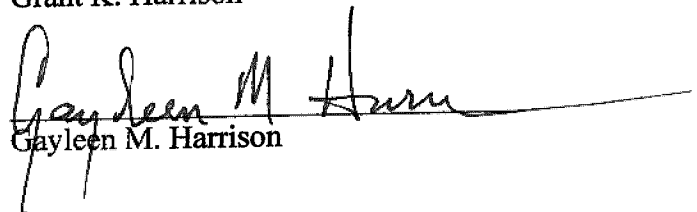
APN: 16-21-405-009-0000

Subject to easements, restrictions, reservations and rights of way appearing of record.

DATED this 11 day of April, 2025.

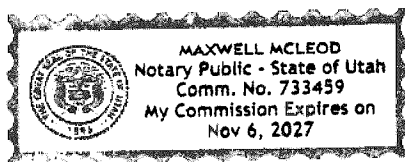

Sage Harrison


Grant K. Harrison


Gayleen M. Harrison

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

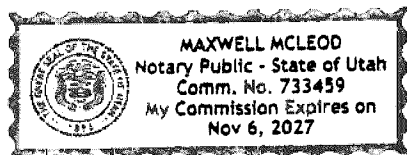
On the 11th day of April, 2025, personally appeared before me Sage Harrison, the signer of the above instrument who duly acknowledged to me that she executed the same.





Notary Public

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 11th day of April, 2025, personally appeared before me Grant K. Harrison and Gayleen M. Harrison, the signers of the above instrument who duly acknowledged to me that they executed the same.




Notary Public

WHEN RECORDED RETURN TO:

197307-CPI

Sage Harrison

1664 E. Hillcrest Avenue

Salt Lake City, Utah 84106

14492411 B: 11633 P: 5302 Total Pages: 1

01/26/2026 01:05 PM By: vanguyen Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.

1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

QUITCLAIM DEED

THIS INSTRUMENT is executed as of the 24 day of October, 2025, by **GH Properties, LLC**, a Utah limited liability company ("Grantor"), whose address is 2768 E. Kentucky Avenue, Salt Lake City, Utah 84117, in favor of **Sage Harrison** ("Grantee"), whose address is 1664 E. Hillcrest Avenue, Salt Lake City, Utah 84106.

FOR THE SUM OF TEN DOLLARS (\$10.00), the receipt and sufficiency of which are acknowledged, Grantor hereby quitclaims to Grantee that certain property located in Salt Lake County, Utah, described as follows:


Commencing South 61°01' East 71.92 feet from the Northwest corner of Lot 686, HIGHLAND PARK PLAT "A", and running thence North 0°01' West 8.34 feet; thence South 61°01' East 71.28 feet; thence South 0°01' East 102.23 feet; thence North 89°50'58" West 56.45 feet; thence North 0°01' West 58.5 feet; thence North 14°57' West 23.29 feet; thence North 0°01' West 47.4 feet to BEGINNING.

APN: 16-21-405-009-0000

GRANTOR has executed this instrument in favor of Grantee to be effective as of the date first set forth above.

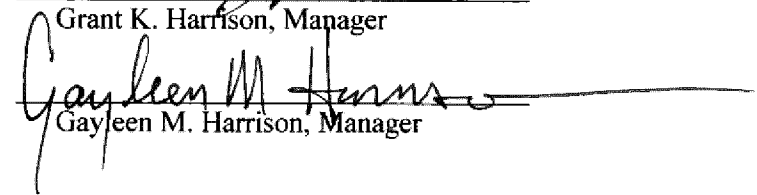
GH Properties LLC, a Utah limited liability company

By:



Grant K. Harrison, Manager

By:



Gayleen M. Harrison, Manager

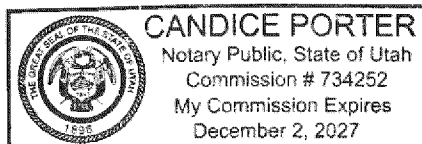
STATE OF UTAH)

:ss

COUNTY OF SALT LAKE)

On the 24 day of October, 2025, Grant K. Harrison and Gayleen M. Harrison appeared before me, the signers of the above instrument who duly acknowledged to me that they executed the same in their capacity as managers of GH Properties LLC, a Utah limited liability company.

[seal]




Notary Public