

MAIL TAX NOTICES TO GRANTEE(S) AT:

*3032 E TAWNY OWL CIR
Eagle Mountain UT 84004*

ENT 157415:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Oct 08 02:34 PM FEE 40.00 BY SW
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Tax ID No.: 38-443-0002

WARRANTY DEED

DIRECT COMMUNICATIONS CEDAR VALLEY, A UTAH LLC, a UTAH limited liability company (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby conveys and warrants to

C. JAY PROPERTIES, LLC, a UTAH limited liability company

(hereafter "**Grantee**"),

that certain real property located in **UTAH** County, Utah commonly known as **3714 EAST CAMPUS DRIVE, EAGLE MOUNTAIN, UT 84005**, and further described as follows:

LOT 2, PLAT "A", EAGLE MOUNTAIN PROFESSIONAL SUITES, A VACATION OF LOT 3, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" AND RE-SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully authorized and empowered, by proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real property described herein; and that all necessary action for the making of such conveyance has been taken and done.

Witness the hand of Grantor this 4 day of OCTOBER, 2020.

DIRECT COMMUNICATIONS CEDAR VALLEY, A UTAH LLC

By: *Kip Wilson*
KIP WILSON
Its: **MANAGER/MEMBER**

STATE OF UTAH)
) ss.
COUNTY OF)

On this 7 day of October, 2020, personally appeared before me **KIP WILSON**, who stated that he/she is the **MANAGER/MEMBER of DIRECT COMMUNICATIONS CEDAR VALLEY, A UTAH 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 executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

Brian Lee
NOTARY PUBLIC



File Number: P36430B

EXHIBIT "A"

LOT 2, PLAT "A", EAGLE MOUNTAIN PROFESSIONAL SUITES, A VACATION OF LOT 3, EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" AND RE-SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Tax ID No. (For Reference Purposes Only): 38-443-0002