

Mail Tax Notices to:

**259 RIVERBEND, SUITE #102
NORTH SALT LAKE, UT 84054**

SET #21-07-092

WARRANTY DEED

PHENOM CAPITAL DEVELOPMENTS LLC, GRANTOR(S), for the sum of Ten Dollars and other good and valuable consideration, do(es) hereby CONVEY AND WARRANT to

TOM STUART,

GRANTEE(S), the following described land situated in the County of WASATCH, State of Utah, to-wit:

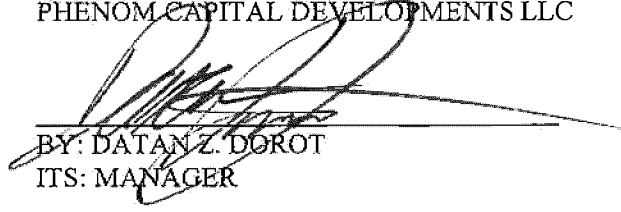
See Attached Exhibit "A"

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year 2021 and thereafter.

Tax Identification #0RX-1L744-0-033-035.

Dated this 15 day of September, 2021.

PHENOM CAPITAL DEVELOPMENTS LLC


BY: DATAN Z. DOROT
ITS: MANAGER

STATE OF Florida)
COUNTY OF MIAMI DADE:ss.

On the 15 day of September, 2021, personally appeared before me, DATAN Z. DOROT, who being by me duly sworn, did say that (s)he is the MANAGER of PHENOM CAPITAL DEVELOPMENTS LLC, a limited liability company, and that said instrument was signed on behalf of said company by authority of its operating agreement and said DATAN Z. DOROT duly acknowledged to me that said company executed the same.


Notary Public

My Commission Expires: 4/3/23
Residing at MIAMI DADE, Utah
Florida



Valeria Massa
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG319267
Expires 4/3/2023

EXHIBIT A

0RX-1L744-0-033-035

Lot 744, Red Ledges Phase 1L Subdivision, according to the official plat thereof on file and of record in the Wasatch County Recorder's Office.

Together with the right to use and enjoy the common area set forth and delineated in the Record of Survey Map recorded March 15, 2013 as Entry No. 387773 of Official Records, and further defined in that certain Declaration of Covenants, Conditions and Restrictions recorded October 11, 2007 as Entry No. 327154 in Book 951 at Page 1779 of Official Records, as the same may have heretofore been amended or supplemented.