

ENT 11249 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Feb 23 11:45 AM FEE 40.00 BY AC
RECORDED FOR DHI Title - Utah
ELECTRONICALLY RECORDED

When Recorded Mail to
And Tax Notice to:

Connor Bandley
462 West Main Street
Santaquin, Utah 84655

WARRANTY DEED

Summit Construction Services, LLC a Utah limited liability company

Hereby CONVEY(S) and WARRANT(S) to

Conor Bandley, A Single Man, As Sole Ownership

GRANTORS,

GRANTEEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

Unit 11, in Building A, contained within the JOHNSON'S GROVE CONDOMINIUMS PLAT A, a Utah Condominium Project as identified in the Record of Survey Map recorded January 27, 2021, as Entry No. 15588:2021 of Plats, and as further defined and described in the Declaration of Condominium of the JOHNSON'S GROVE CONDOMINIUMS PLAT A, recorded January 27, 2021, as Entry No. 15589:2021, in the office of the Recorder of Utah County, State of Utah, and in any supplements/amendments thereto.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax Parcel No: 43-287-0011

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

WITNESS the hand of said grantor(s), this 21 day of February 2024

BY: Brady J Jensen, Managing Member

State of Utah }

County of Utah } }

WITNESS the hand of said grantor(s), this 21 day of February, 2024

On this 21 day of February 2024, personally appeared before me Brady J Jensen who being duly sworn, did say that he is the Member Manager's of Summit Construction Services, LLC a Utah limited liability company and that said instrument was signed in behalf of said company by authority of statute, its articles or its operating agreement, and that said Brady J Jensen, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Notary Public

