



ENT 117794:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jul 01 03:26 PM FEE 40.00 BY LT
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

Prepared By Trident Title Insurance
Agency, LLC
88554-20

After Recording Mail To:
26829 Alcott Court,
Stevenson Ranch, CA 91381

Space Above This Line for Recorder's Use

WARRANTY DEED

James Janya

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00),
and other good and valuable consideration in hand paid by

Janya Properties, LLC, a Utah Limited Liability Company

GRANTEE(S), of 746 North 260 West, Vineyard, UT 84059

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying
in Utah County, UT:

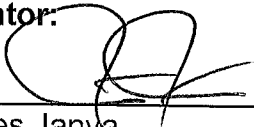
PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND
MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise
appertaining members and appurtenances to the Real Estate in anywise appertaining
thereto, being subject, however, to easements, rights of way, restrictions, etc., of record
or enforceable in law or equity.

Tax Serial No. 45-742-0002

Witness our hands on 30 day of June, 2021

Grantor:


James Janya

STATE OF California

COUNTY OF Los Angeles

On this 30th day of June, 2021, before me G. KESHISHYAN, a notary public, personally appeared James Janya, proved on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~)(~~is~~)~~are~~ subscribed to this instrument, and acknowledged ~~he~~~~she~~~~they~~ executed the same.

Witness my hand and official seal


Notary Public

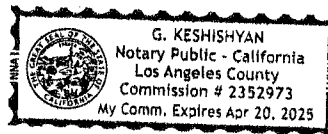


EXHIBIT A

Property 1:

UNIT 102, BUILDING MM, LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 2-F CONDOMINIUMS, 2nd Supplemental, A CONVERTIBAL CONDOMINIUM, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 129793:2020 AND MAP FILING NO. 17231 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 84264:2019 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNIT 102 (GARAGE), BUILDING MM, LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 2-F CONDOMINIUMS, 2nd Supplemental, A CONVERTIBAL CONDOMINIUM, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 129793:2020 AND MAP FILING NO. 17231 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 84264:2019 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREA AS ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.