

Mail Tax Notice to:  
William M. Phillips  
1253 E. Corner View Court  
Draper, UT 84020

13760658  
8/31/2021 3:09:00 PM \$40.00  
Book - 11231 Pg - 8429-8431  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
SECURED LAND TITLE  
BY: eCASH, DEPUTY - EF 3 P.



Order Number: 20390687

## Warranty Deed

**Granite Creek, LLC, a Utah limited liability company, Grantor,**

of 5 Wanderwood Way, Utah Sandy, UT 84092, hereby conveys and warrants to

**William M. Phillips, Grantee**

of Salt Lake County, Utah 1253 E. Corner View Court Draper, UT 84020, for the sum of Ten Dollars and No Cents (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

Lot 395 of the Granite Oaks 3rd Amended Subdivision according to the official plat thereof, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah on July 29, 2021 as Entry No. 13730187, in Book 2021P, at Page 192 (as said map may have heretofore been amended/and or supplemented), and in the Declaration of Covenants, Conditions and Restrictions and reservations of Easements of GRANITE OAKS SUBDIVISION recorded in Salt Lake County, Utah on May 16, 2006, as Entry No. 9725627, in Book 9295, at Page 1095-1123 (as said Declaration may have heretofore been amended and/or supplemented).

Parcel 1A:

Together With a right and easement of use and enjoyment in and to the private streets described and provided for in said Declaration of Covenants, Conditions and Restrictions and Reservation of Easements and the said Record of Survey Map in the Official Records of the Salt Lake County Recorder's Office.

Tax Parcel No. 28-12-101-048-0000

Subject to Easement, Restriction, Encumbrances and Rights of Way of Record, and Taxes for the year 2021 and thereafter

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Warranty Deed - Page 1 of 3

**Ent 13760658 BK 11231 PG 8429**

Remainder of page intentionally left blank.

Dated: July 28, 2021

Granite Creek, LLC, a Utah limited liability company

By: [Signature]  
Jon Baker  
Its: Manager

State of Utah, County of Salt Lake, ss.

On this 28 day of JULY 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Jon Baker, known or identified to me to be a Manger of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public  
Residing In: Salt Lake  
My Commission Expires: 5-28-2023

