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11/9/2021 9:50:00 AM \$40.00  
Book - 11266 Pg - 4324-4325  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
HIGHLAND TITLE AGENCY  
BY: eCASH, DEPUTY - EF 2 P.

**WHEN RECORDED RETURN TO:**

Mail Tax Statement to:  
Melissa E. Hardy  
4248 South Valentina Bay  
Millcreek, UT 84107  
File No.: 50043

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Parcel No.: 22-05-127-099

**WARRANTY DEED**  
(Individual Form)

**Property Dynamics II, LLC, a Utah Limited Liability Company**

**GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

**Melissa E. Hardy,**

**GRANTEE,**

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Salt Lake County, State of Utah described as follows:

All of Lot 5, SYDNEE COURT PLANNED UNIT DEVELOPMENT, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

TOGETHER WITH a nonexclusive right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Plat and said Declaration of Covenants, Conditions, and Restrictions, which include the rights of ingress and egress over and across the Private Streets located within said project.

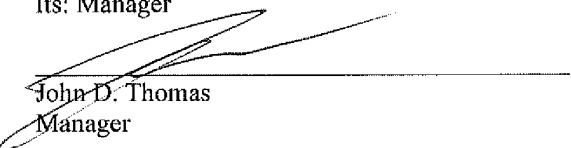
Parcel No. 22-05-127-099

also known by street and number as 4248 South Valentina Bay, Millcreek, UT 84107

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

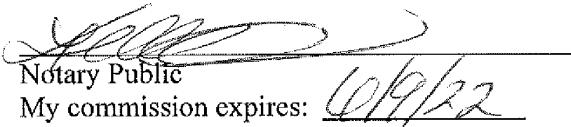
WITNESS, the hand of said grantor this 1st day of November, 2021.

PROPERTY DYNAMICS II, LLC, a Utah Limited  
Liability Company  
By: Property Dynamics Management II, LLC  
Its: Manager

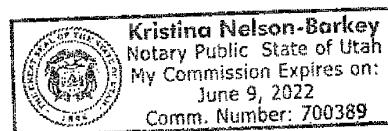
  
John D. Thomas  
Manager

State of Utah  
County of

On this 1 day of November, 2021, before me, the undersigned Notary Public, personally appeared Property Dynamics II, LLC, a Utah Limited Liability Company, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
Notary Public

My commission expires: 06/09/22



File Number: 50043  
Warranty Deed UT

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