

Mail Recorded Deed & Tax Notice To:
Michael and Katarina Rose
641 North High View Drive
Hyde Park, UT 84318



File No.: 194868-JVP

WARRANTY DEED

Ryan Mayes and Rachel Mayes, Husband and Wife as joint tenants,

GRANTOR(S), of Hyde Park, State of Utah, hereby conveys and warrants to

Michael Rose and Katarina Rose,

GRANTEE(S), of Hyde Park, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Cache County**, State of Utah:

Lot 104R, Mountain Gate Subdivision, Phase 4A recorded in the Cache County Recorder's Office under Entry No. 1194427 on April 26, 2018.

Also:


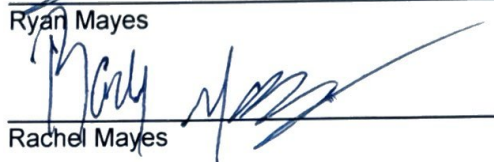
Parcel 04-198-0112
Part of Lot 112, Mountain Gate Subdivision, Phase 4C recorded in the Cache County Recorder's Office under Entry No. 1273614 on January 20, 2021 described as follow:

Beginning at the Southwest Corner said Lot 112, Mountain Gate Subdivision, Phase 4C and running thence S 70°35'44" E 90.86 feet to the west right of way line of High View Drive;
thence S 07°33'58" W 9.00 feet along said right of way line to the Southeast Corner of said Lot 112;
thence N 65°10'05" W 93.12 feet along the south line of said Lot 112 to the point of beginning.

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11/24/25.

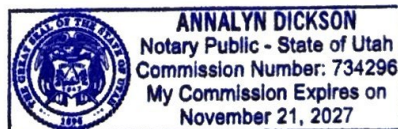

 Ryan Mayes

 Rachel Mayes

STATE OF UTAH

COUNTY OF CACHE

On this 11/24/25, before me, personally appeared Ryan Mayes, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


 Notary Public



STATE OF UTAH

COUNTY OF CACHE

On this 11/24/25, before me, personally appeared Rachel Mayes, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


 Notary Public

