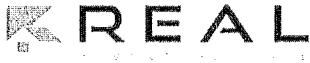


14217248 B: 11478 P: 3686 Total Pages: 2
03/18/2024 12:46 PM By: srigby Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC
1792 BONANZA DR STE C100PARK CITY, UT 840607526



After Recording Return To:
Mail Tax Notices To:
Utah Sell Now, LLC
10122 South Redwood Road
Suite 200
South Jordan, UT 84095

File Number: 24-20142-SEW
Parcel ID: 14-28-354-004

Warranty Deed

Know All Men By These Presents that , **Brooke E. Fletcher**, (henceforth referred to as "Grantor") of **Magna, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Utah Sell Now, LLC, a Utah Limited Liability Company**, (henceforth referred to as "Grantee") of **10122 South Redwood Road, Suite 200, South Jordan, UT 84095**, with **WARRANTY COVENANTS**:

Property 1:

Lot 79, CYPRUS HEIGHTS SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Tax Parcel #: 14-28-354-004

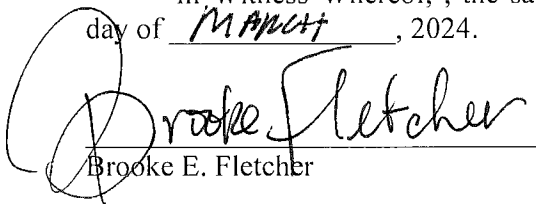
Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

WARRANTY DEED

File No.: 24-20142-SEW

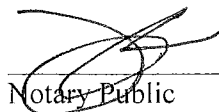
In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 15
day of MARCH, 2024.

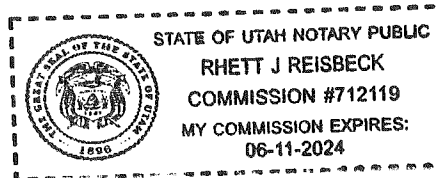

Brooke E. Fletcher

STATE OF UTAH
COUNTY OF SALT LAKE

On this 15 day of MARCH, 2024, before me RHETT J. REISBECK, a notary
public, personally appeared Brooke E. Fletcher, 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



WARRANTY DEED

File No.: 24-20142-SEW