



14252273 B: 11497 P: 9101 Total Pages: 2
06/13/2024 02:14 PM By: Jattermann Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC - PA
1792 BONANZA DR STE C100 PARK CITY, UT 840607526

After Recording Return To:

Mail Tax Notices To:

Urbano Serna and Paola del Carmen Serna
3849 South 7120 West
West Valley City, UT 84128

File Number: 24-22229-SEW
Parcel ID: 14-28-354-004

Warranty Deed

Know All Men By These Presents that, **Utah Sell Now, LLC, a Utah Limited Liability Company**, (henceforth referred to as "Grantor") of **South Jordan, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Urbano Serna, and Paola del Carmen Serna, as joint tenants**, (henceforth referred to as "Grantee") of **3849 South 7120 West, West Valley City, UT 84128**, 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.: 24-22229-SEW

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 13 day of June, 2024.

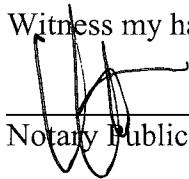
Utah Sell Now, LLC, a Utah Limited Liability Company

By: Melanie Copelan
Melanie Copelan, Authorized Signer

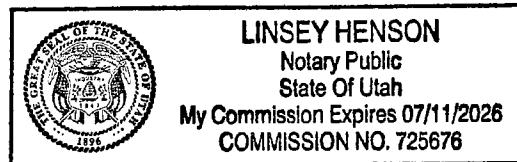
STATE OF UTAH
COUNTY OF SALT LAKE

On this 13th day of June, 2024, personally appeared Melanie Copelan, Authorized Signer of Utah Sell Now, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Authorized Signer of Utah Sell Now, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Authorized Signer acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



Notary Public



WARRANTY DEED

File No.: 24-22229-SEW