

**Mail Tax Notices To and After Recording Return To:**  
KELLI DAVIS  
4264 S Mill Meadow Ln.  
Millcreek, UT 84124  
Tax ID No.: 22-05-230-045

## WARRANTY DEED

MEADOWS ON 13TH, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

KELLI DAVIS, as sole ownership

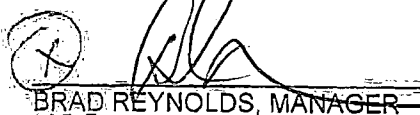
**GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 13th day of June, 2024.

MEADOWS ON 13TH, LLC

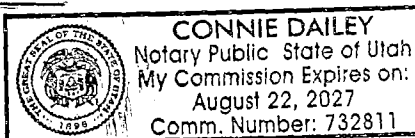
  
BRAD REYNOLDS, MANAGER

State of Utah  
County of Salt Lake

On this 13th day of June, 2024, personally appeared before me, the undersigned Notary Public, personally appeared BRAD REYNOLDS who is the MANAGER of MEADOWS ON 13TH, LLC personally known to me (or proved to me on the basis of satisfactory evidence) to be 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: \_\_\_\_\_



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Unit 16, MEADOWS ON 13TH, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, on May 25, 2023 as Entry No. 14105569, in Book 2023P of Plats, at Page 109, and further defined and described in the Declaration of Covenants, Conditions and Restrictions recorded February 8, 2023, as Entry No. 14070429, in Book 11400, at Page 134, of official records (as said Map and Declaration may heretofore be amended and/or supplemented), TOGETHER WITH a non-exclusive easement of use and enjoyment, and the undivided percentage of ownership, if any, in and to the projects common areas and facilities as defined and provided for in said Map and Declaration.

Tax Parcel No.: 22-05-230-045