

14256629 B: 11500 P: 1708 Total Pages: 2
06/25/2024 11:36 AM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

When recorded mail to (Tax Mailing Address):

Grantee
1793 East Bermondsey Court
Holladay, UT 84117
MTC File No. 332961

WARRANTY DEED

Bermondsey Partners, LLC, a Utah limited liability company, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Serra Nicole Lakomski and Braydon Nemelka, wife and husband, as joint tenants, as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

A portion of Lot 5, Bermondsey Place Subdivision, more particularly described as follows:

Beginning at a point being South 16°02'10" East, 514.44 feet along the monument line and East, 138.88 feet from the street monument located at the intersection of 4500 South and Highland Drive; and running thence North, 99.11 feet; thence North 88°59'20" East, 23.26 feet; thence North 06°42'50" West, 2.67 feet; thence North 87°20'34" East, 22.70 feet; thence South, 101.51 feet; thence South 80°24'26" West, 10.31 feet; thence West, 35.45 feet to the point of beginning.

Tax Parcel No. 22-04-405-114

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

In witness whereof, the grantors have executed this instrument this 26 day of June, 2024.

Bermondsey Partners, LLC, a Utah limited liability company

By Sequoia Development, Inc. as manager



Kevin L. Ludlow, President

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26 day of June, 2024, by Kevin L. Ludlow the President of Sequoia Development, Inc. the Manager of Bermondsey Partners, LLC, a Utah limited liability company.


~~NOTARY PUBLIC~~