

Send Tax Notices to Grantee:  
TKMS Real Estate LLC  
4821 South Fortuna Way  
Salt Lake City, UT 84124



14279580 B: 11513 P: 3513 Total Pages: 4  
08/23/2024 12:40 PM By: dkilpack Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: TITLE ONE  
9065 S 1300 ESANDY, UT 840943134

File No.: 24-96660  
Parcel ID No. 22-11-251-001

## WARRANTY DEED

Bharat Raj Parajuli and Durga Parajuli, husband and wife as joint tenants, grantor(s), of 4821 South Fortuna Way, Salt Lake City, UT 84124, hereby CONVEY AND WARRANT to

TKMS Real Estate LLC, an Idaho Limited Liability Company

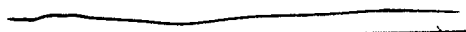
grantee(s) of 887 West 800 North, Provo, UT 84601, for the sum of Ten dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

Lot 83, OAKCLIFF PARK, according to the Official Plat thereof on file and of record in the office of the Salt Lake County Recorder.

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

IN WITNESS WHEREOF, Grantor(s) have hereunto set grantor's hand and seal this 16th day of August, 2024.

  
Bharat Raj Parajuli

  
Durga Parajuli

(see attached)

  
Mitch HAWLEY  
Sergeant 24740

Caulfield Police Station  
229 Hawthorn Road  
Caulfield 3162

STATE OF

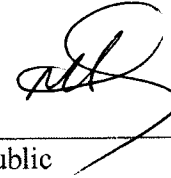
)  
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Vicuna at Caulfield

COUNTY OF

)

On this 16th day of August, 2024, personally appeared before me Bharat Raj Parajuli who duly acknowledged to me that they executed the same.



Mitch HAWLEY  
Sergeant 24740

Notary Public

Caulfield Police Station  
289 Hawthorn Road  
Caulfield 3162

STATE OF

)  
:ss

COUNTY OF

)

On this \_\_\_\_\_ day of August, 2024, personal appeared before me Durga Parajuli who duly acknowledged to me that they executed the same.

Notary Public

Send Tax Notices to Grantee:  
TKMS Real Estate LLC  
4821 South Fortuna Way  
Salt Lake City, UT 84124



File No.: 24-96660  
Parcel ID No. 22-11-251-001

## WARRANTY DEED

**Bharat Raj Parajuli and Durga Parajuli, husband and wife as joint tenants**, grantor(s), of **4821 South Fortuna Way, Salt Lake City, UT 84124**, hereby **CONVEY AND WARRANT** to

**TKMS Real Estate LLC**, an Idaho Limited Liability Company

grantee(s) of **887 West 800 North, Provo, UT 84601**, for the sum of Ten dollars and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah, to-wit:

Lot 83, OAKCLIFF PARK, according to the Official Plat thereof on file and of record in the office of the Salt Lake County Recorder.

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

IN WITNESS WHEREOF, Grantor(s) have hereunto set grantor's hand and seal this **16th day of August, 2024**.

— (see attached)  
Bharat Raj Parajuli  
Durga Parajuli

STATE OF )  
:SS  
COUNTY OF )

On this \_\_\_\_\_ day of August, 2024, personally appeared before me Bharat Raj Parajuli who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
Notary Public

STATE OF NC )  
:SS  
COUNTY OF Wake )

On this 20 day of August, 2024, personal appeared before me Durga Parajuli who duly acknowledged to me that they executed the same.

Christie Stewart-Reese  
Notary Public

CHRISTIE STEWART-REESE  
Notary Public, North Carolina  
Wake County  
My Commission Expires  
FEBRUARY 01, 2028