

After Recording, Return To:

14334616 B: 11544 P: 2154 Total Pages: 2
01/10/2025 04:03 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E 200 S STE 3DLEHI, UT 840431490



MAIL TAX NOTICES TO GRANTEE AT:

Transaction Reference Information:

File Number: OG60225C

Tax Parcel No(s) : 21-14-177-005

Property Address(es) (if any):

1109 W WALDEN PARK DR., MURRAY, UT 84123

WARRANTY DEED

BG REAL ESTATE SERVICES, LLC, a Texas limited liability company ("Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants to

CHALLENGE SOLVER, LLC, a Utah limited liability company ("Grantee").

in fee simple the following described real property located in SALT LAKE County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**LOT 14, WALDEN PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.**

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2025 and thereafter

"ALSO SUBJECT TO THE FOLLOWING"

Deed of Trust, summarized as follows:

Recorder's Entry No : 14169911

Date Recorded: October 31, 2023

Date of Document: October 26, 2023

Dollar Amount: \$348,000.00

Borrower/Trustor: BG Real Estate Services, LLC, a Texas limited liability company

Lender: Kelly Mortgage, Inc., a California Corporation

Beneficiary: Kelly Mortgage, Inc., a California Corporation

Trustee: T D Service Company, a California Corporation

(Remainder of page intentionally left blank. Signatures appear on the following page.)

Information for reference purposes:

GT Title File No : OG60225C
Tax Parcel No(s) : 21-14-177-005
Property Address(es) (if any):
1109 W WALDEN PARK DR., MURRAY, UT 84123

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

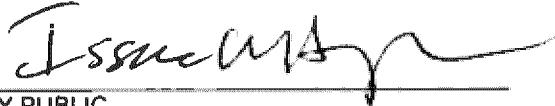
Witness the hand of Grantor this 9th day of JANUARY, 2025

BG REAL ESTATE SERVICES, LLC

By: 
Bruce H. Boyd
Its: Managing Member

STATE OF UTAH TEXAS)
) ss
COUNTY OF HAYS)

On this 9th day of January, 2025, personally appeared before me Bruce H. Boyd, who stated that he/she is the **Managing Member** of **BG REAL ESTATE SERVICES, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal


NOTARY PUBLIC

