

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

After Recording, Return To:



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

