



14358930 B: 11557 P: 135 Total Pages: 2  
03/17/2025 03:28 PM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: TITLE GUARANTEE - RIVER PARK  
10757 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840953521

**MAIL TAX NOTICE TO:**

**Name:** GRANTEE  
**Address:** 1722 South 1860 East  
Spanish Fork, UT 84660

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**WARRANTY DEED**

**JH Utah Holdings, LLC**

**GRANTOR**

of **SALT LAKE** County and State of **UTAH**, hereby **CONVEY(S)** AND **WARRANTS** to:

**RMHumpherys LLC**

**GRANTEE**

of **SALT LAKE**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

**Lot 29, Pondoray Park Subdivision No. 1, according to the Official Plat thereof, as recorded in the Salt Lake County Recorder's Office, State of Utah.**

**Tax Serial No. 22-27-104-009**

also known by street and number of: 7027 South Ponderosa Drive, Cottonwood Heights, UT 84121

**TG File No. 50376-MM**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2025 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 17 day of March, 2025.

JH Utah Holdings, LLC

By: \_\_\_\_\_

Jeff Hutchings, Manager

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 17 day of March, 2025, before me Mitchell James Montgomery a notary public, personally appeared Jeff Hutchings, Manager of JH Utah Holdings, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

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

