

WHEN RECORDED MAIL TO AND
SEND TAX NOTICES TO:

Charlie Van Guy
Phuong Thi-Lan Nguyen
6624 South Gold Medal Drive
West Jordan, Utah 84084

WARRANTY DEED

CHARLIE VAN NGUY and PHUONG NGUYEN

Grantor,

of West Jordan, Salt Lake County, State of Utah, hereby CONVEY and WARRANTY to

CPN HOLDING, LLC

Grantee,

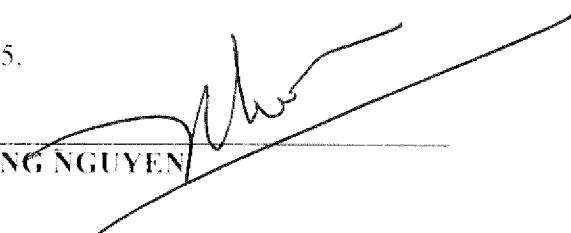
of West Jordan, Salt Lake County, State of Utah, for the sum of TEN DOLLARS and other good
and valuable consideration, the following tract of land in West Jordan, State of Utah, to-wit

Legal Description: See Exhibit "A"

Tax Parcel Numbers: 21-03-128-121

WITNESS the hand of said grantor, this 16 day of ^{July} June 2025.


CHARLIE VAN NGUY


PHUONG NGUYEN

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 16 day of ^{July} June 2025, personally appeared before me **CHARLIE VAN NGUY and**
PHUONG NGUYEN, the signer(s) of the within instrument, who duly acknowledged to me that
they executed the same.


Notary Public

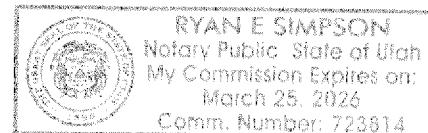


Exhibit A
Legal Description

All of Lot 25, contained within CARRIAGE SQUARE AMENDED, as said Lot is identified in the Plat of said Development, recorded in Salt Lake County, Utah as Entry No. 1016801 in Book 2007P, at page 258, and in the Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded in Salt Lake County, Utah, on June 28, 2007, as Entry No. 10146813, in Book 9484, at Page 1650 and any and all amendments thereto.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot and a physically open and legally dedicated public street.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.