

14452382 B: 11610 P: 3913 Total Pages: 2  
10/20/2025 04:45 PM By: dsalazar 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:  
PO BOX 267 DRIFTWOOD, TX 78619

Transaction Reference Information:

File Number: **OG63639C**  
Tax Parcel No(s): **21-14-177-005**  
Property Address(es) (if any):  
**1109 WEST WALDEN PARK DRIVE, MURRAY, UT 84123**

**WARRANTY DEED**

**CHALLENGE SOLVER, LLC, a UTAH limited liability company ("Grantor"),**

in exchange for good and valuable consideration, hereby conveys and warrants to

**BG REAL ESTATE SERVICES, LLC, a TEXAS 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:

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**-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 16 day of **OCTOBER, 2025**.

**CHALLENGE SOLVER, LLC**

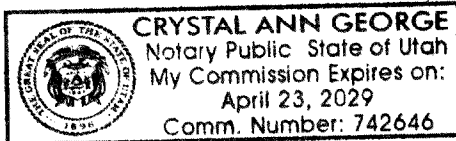
By: 

**JARED BRENCHLEY**

Its: **MANAGER**

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On this 16 day of **October, 2025**, personally appeared before me **JARED BRENCHLEY**, who stated that he/she is the **MANAGER of CHALLENGE SOLVER, 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