

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.]

