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# UTAH WARRANTY DEED

WHEN RECORDED, RETURN TO:

M. Joshua Cheuk

10274 Millgrain Street

Nampa, Idaho 83687

PREPARED BY:

M. Joshua Cheuk

14452510 B: 11610 P: 4675 Total Pages: 3  
10/21/2025 09:40 AM By: salvarado Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: M. JOSHUA CLARK  
1740 E FAIRVIEW AVENUE #1035 MERIDIAN, ID 83642



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UTAH WARRANTY DEED  
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KNOW ALL PERSONS BY THESE PRESENTS:

That we, CHOR HIN PATRICK CHEUK and MAN WAH MARIA CHAN, husband and wife, whose mailing address is 13D Tower 8, Maywood Court, Kingswood Villas, Tin Shui Wai, Hong Kong (hereinafter referred to as "Grantors"), for no monetary consideration and as a capital contribution,

hereby convey and warrant unto ADVANX CAPITAL HOLDINGS LLC, an Idaho limited liability company, whose mailing address is 1740 E. Fairview Avenue, Meridian, Idaho 83642 (hereinafter referred to as "Grantee"), and to its successors and assigns forever, all that certain real property situated in Salt Lake County, State of Utah, described as follows:

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LEGAL DESCRIPTION  
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Lot 122C, Cottages at Hidden Creek, Amending all Lots on Winford Park PUD Except 1A, 1B, 1C, 2A, 2B, 3A, 3B, 17A, 17B, 17C and 17D, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Parcel No. 27-22-377-171

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PROPERTY ADDRESS:

11712 S Stafford View Drive

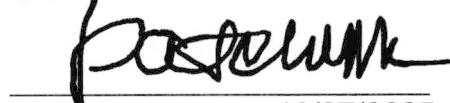
Riverton, Utah 84065  
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TO HAVE AND TO HOLD the above-described premises unto the said Grantee, its successors and assigns, together with all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

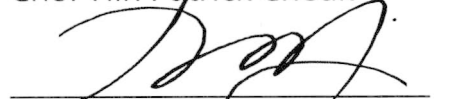
AND the said Grantors hereby covenant with the said Grantee that they are lawfully seized of said premises; that they have good right and lawful authority to convey the same; that the same are free from all encumbrances except as may otherwise appear of record; and that they will warrant and defend the title to the same against all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 6 day of October, 2025.

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GRANTORS:

  
10/07/2025

Chor Hin Patrick Cheuk

  
10/07/2025

Man Wah Maria Chan

NOTARY ACKNOWLEDGMENT

STATE OF Florida )

) ss.

COUNTY OF Lee )

On this 07 day of October, 2025, before me, the undersigned Notary Public, personally

appeared CHOR HIN PATRICK CHEUK and MAN WAH MARIA CHAN, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Victoria Ann Zarnowski*  
Victoria Ann Zarnowski

Notary Public

Residing at: Cape Coral, FL

My Commission Expires: 12/09/2028  
HH619840

Notarized online using audio-video communication

