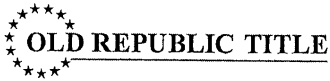


E 164472 B 404 P 79
Date: 20-Oct-2023 01:44PM
Fee: \$40.00 ACH
Filed By: BDN
BRENDA NELSON, Recorder
MORGAN COUNTY
For: OLD REPUBLIC TITLE (SOUTH OGDEN)
Recorded Electronically by Simplifile



MAIL TAX NOTICE TO GRANTEE:
Wall Builders, LLC, a Utah limited liability company
1565 West Hillfield
File Number: 2377596MLH

WARRANTY DEED

Xpert Enterprises, LLC, a Utah Limited Liability Company, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Wall Builders, LLC, a Utah limited liability company, GRANTEE

the following tract of land in Morgan County, State of Utah, to-wit

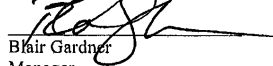
All of Unit A2, LOCATED WITHIN BUILDING A, SHORT FIELD LANDINGS, COMMERCIAL CONDOMINIUMS, Morgan County, Utah, according to the official plat thereof in the office of the Morgan County Recorder.

TAX ID NUMBER FOR PROPERTY: 00-0092-5190

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 19th day of October, 2023.

Xpert Enterprises, LLC, a Utah Limited Liability Company

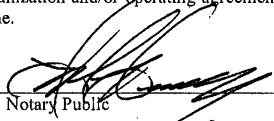

Blair Gardner
Manager

STATE OF: UTAH

COUNTY OF: Weber

On this 19 day of October 2023, personally before me appeared Blair Gardner, who proven on the basis of satisfactory evidence is the Manager of Xpert Enterprises, LLC, a Utah Limited Liability Company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.




Notary Public
Commission Expires: 3-28-26