



File # 21-3420

WARRANTY DEED

Jared Morris and Laricia Morris, Members of PG 304 LLC, Grantor(s) of Pleasant Grove, County of Utah, State of UT, hereby CONVEY and WARRANT to

Josh Gerber and McKenzie Gerber, Husband and Wife as Joint Tenants

Grantee(s),

of 344 South 740 West Pleasant Grove, UT 84062

for the sum of ***TEN DOLLARS and other good and valuable consideration***
the following tract of land in Utah County, State of UT:

See Attached "Exhibit A"

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or enforceable in law or equity and general property taxes for the year 2021 and thereafter.

WITNESS the hand of said grantor, this 27th day of September, 2021
PG 304 LLC

Jared Morris
Jared Morris, Member

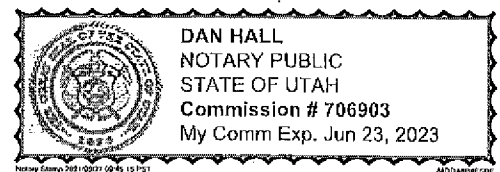
Laricia Morris
Laricia Morris

STATE OF UTAH)
)
)
COUNTY OF Utah)

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on the 27th day of September, 2021, by Jared Morris and Laricia Morris, members of PG 304 LLC, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same. This notarial act was an online notarization.

My Commission Expires: Orem, UT

Dan Hall
Notary Public
Residing At: Orem, UT



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E-Signature Summary

E-Signature 1: Jared Morris (JM)
September 27, 2021 09:45:15 -8:00 [1E714D08DD62] [107.127.21.64]
jaredbenjaminmorris@gmail.com (Principal) (ID Verified)
E-Signature 2: Laricia Morris (LM)
September 27, 2021 09:45:15 -8:00 [AE59A3AD2D38] [174.205.226.210]
lamb.laricia@gmail.com (Principal) (ID Verified)
E-Signature Notary: Dan Hall (dan)
September 27, 2021 09:45:15 -8:00 [84DDA8B4FCBE] [209.90.75.170]
dan@accessitllc.com
I, Dan Hall, did witness the participants named above electronically sign this document.



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"Exhibit A"

Parcel 1:

UNIT 303, AS IDENTIFIED IN THE OFFICIAL PLAT "0" OF THE VILLAS AT MAPLEWOOD GROVE AN EXPANDABLE UTAH CONDOMINIUM PROJECT (INCLUDING A VACATION OF BUILDING C-11 AND THE SURROUNDING COMMON AREA OF THE VILLAS AT MAPLEWOOD GROVE AMENDED PLAT "D", PLEASANT GROVE CITY, UTAH COUNTY, UTAH, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SEPTEMBER 22, 2008 AS ENTRY NO. 104044, MAP #12858, SUBJECT TO THE DECLARATION OF CONDOMINIUM FOR THE VILLAS AT MAPLEWOOD GROVE. A UTAH CONDOMINIUM PROJECT, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, APRIL 8, 2005 AS ENTRY NO. 36922 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH AN UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, AND AS PROVIDED FOR, IN SAID DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

Parcel ID 54:259:0303

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