

**MAIL TAX NOTICES TO GRANTEE(S) AT:
1348 SOUTH 1500 EAST, PROVO, UT 84606**

ENT 169544:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Oct 28 11:12 AM FEE 40.00 BY MG
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

GT TITLE
File No. P38113J

Tax ID No.: 37-118-0105

WARRANTY DEED

JEREMIAH HOLMS MAUGHAN AND JANAI WOOLLEY MAUGHAN of **UTAH** County, State of **UT** (hereafter referred to as "*Grantor*"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

WILDSTAR HOLDINGS, LLC SERIES 1

of UTAH County, State of Utah (hereafter "*Grantee*"),

that certain real property located in **UTAH** County, Utah commonly known as **1348 SOUTH 1500 EAST, PROVO, UT 84606**, and further described as follows:

See Attached Exhibit "A"

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

Witness the hand of Grantor this 27 day of OCTOBER, 2020.

JEREMIAH HOLMS MAUGHAN

STATE OF UTAH)
COUNTY OF UTAH)
) SS.

Janai Woolley Maughan
JANAI WOOLLEY MAUGHAN

On this 27 day of October, 2020, personally appeared before me **JEREMIAH HOLMS MAUGHAN** **AND JANAI WOOLLEY MAUGHAN**, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that they executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. GT Title Services hereby expressly disclaims any responsibility or liability for the accuracy or content thereof.

File Number: P38113J

County Parcel Number(s) (For Reference Purposes Only):

37-118-0105

EXHIBIT "A"

UNIT A, IN BUILDING 28, OF DEERHAVEN ESTATES AMENDED (AN AMENDMENT OF ENTRY NO. 39283, 12/28/83), A PLANNED UNIT DEVELOPMENT, LOCATED IN PROVO, UTAH, AS THE SAME IS IDENTIFIED IN THE PLAT RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, AS ENTRY NO. 46345, AND MAP FILING NO. 7102, AND SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF DEERHAVEN ESTATES, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, AS ENTRY NO. 39284, IN BOOK 2101 AT PAGE 747, OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS DESCRIBED, AND AS PROVIDED FOR, IN SAID DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).