

Mail Tax Notices to:  
Grantee  
5081 W Sequoia Circle  
Helvetica Management, LLC  
File Number: Courtesy  
Parcel ID: 51-694-0401

## Warranty Deed

Megan Wenker and Nicolas Wenker, wife and husband, GRANTOR

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

Helvetica Management, LLC, GRANTEE, Highland UT

Hereby CONVEY AND WARRANT unto said GRANTEES, the following land lying in Utah County, Utah:

Lot 401 RIDGEVIEW PLAT A, a Planned Unit Development, according to the official plat thereof as recorded in the office of the Utah County Recorder *kr*.

Tax ID No: 51-694-0401

TOGETHER WITH all rights, privileges and appurtenances, rights of way, restrictions, etc., of record or enforceable in law or equity.

Witness our hands on this \_\_\_\_ day of ~~April, 2023~~ *with* October 1, 2024

*Megan Wenker*

Megan Wenker

*Nicolas L. Wenker*

Nicolas L. Wenker

### COURTESY RECORDING

This Document is being recorded solely as a Courtesy and accommodation to the parties named herein. SECURE TITLE INSURANCE AGENCY hereby expressly disclaims any responsibility or liability to the accuracy of the content thereof.

STATE OF UTAH  
COUNTY OF UTAH

On this 1st day of October, 2024, before me Heather A. Jackson, a notary public, personally appeared Megan Wenker and Nicolas L. Wenker, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that they executed the same.

Witness my hand and official seal

*Heather A. Jackson*



AFFIDAVIT OF SCRIVENERS ERROR

STATE OF UTAH                     )  
  :SS  
COUNTY OF UTAH                )

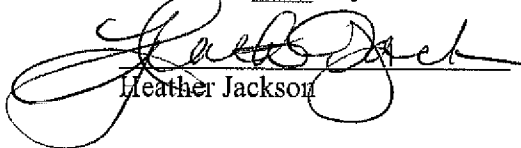
On the 18<sup>th</sup> day of December, 2024, personally appeared before me Heather Jackson, who upon being duly sworn, did say that:

1. She is an Escrow Agent for Secure Title Insurance Agency.
  2. Her office is located at 7985 South 700 East, Sandy, Utah 84070
  3. A document entitled, "Warranty Deed" was recorded on October 3, 2024 as Entry No. 68109:2024. This document contained a clerical error wherein the name of the signer in the signature block and in the notary acknowledgement was incorrect. It reads: It reads Nicolas L. Wenker.
  4. This affidavit, in compliance with UCA 57-3-106(4), augments, amends or corrects this error as follows: Nicolas Wenker
1. This Affidavit is also given to evidence that Nicolas Wenker Grantee on that               Special Warranty Deed dated December 5, 2022 and recorded as Entry No. 122511:2022 in Utah County, Utah is the same person as Nicolas L. Wenker that signed that Warranty Deed dated October 1, 2024 and recorded October 3, 2024 as Entry Number 68109:2024 in Utah County, Utah.

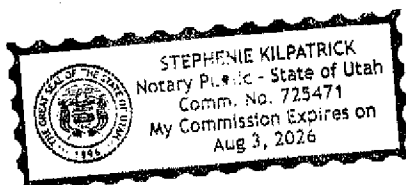
Lot 401 RIDGEVIEW PLAT A, a Planned Unit Development, according to the official plat thereof as recorded in the office of the Utah County Recorder.

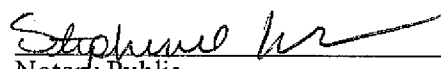
Tax ID No: 51-694-0401

Dated this 18<sup>th</sup> day of December, 2024.

  
Heather Jackson

Subscribed and sworn before me Stephenie Kilpatrick, who being duly sworn, says that she is the Escrow Agent for Secure Title Insurance Agency that executed the above and foregoing instrument and that said instrument was signed in behalf of said company by authority of its by-laws (or by authority of a resolution of its board of directors) and said Heather Jackson acknowledged to me that said company executed the same.



  
Notary Public  
My Commission Expires: 8/3/2026  
Residing at SLC