

Ent 224328 Bk 719 Pg 1372
Date: 02-FEB-2018 1:28:54PM
Fee: \$11.00 Check Filed By: RDH
REED D HATCH, Recorder
SANPETE COUNTY CORPORATION
For: CENTRAL UTAH TITLE

Mail Tax Notice to:
Grantee
432 N. Locust Ave
Lindon, UT 84042

Indian Ridge, N

Central Utah Title
Order No.: 25874-SA

WARRANTY DEED

Bedohave, LLC, a Utah Limited Liability Company, with its principle office at 2279 N University Parkway, Provo, State of Utah, GRANTOR hereby CONVEYS AND WARRANTS TO **Kenny Nelson and Stephanie Nelson, husband and wife as joint tenants**, GRANTEES of Lindon, State of Utah for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Sanpete County, State of Utah to-wit:

Lots 18 and 19, Plat "N", INDIAN RIDGE RANCH, according to the official plat thereof, filed in the office of the Sanpete County Recorder. (Parcel Nos. 55250 and 55251)

EXCEPTING all minerals in or under said land including, but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights, and easements rights or other matters relating thereto, whether expressed or implied.

EXCEPTING therefrom any right, title or interest in any common areas as identified on the official plats of the Indian Ridge Ranch Subdivision.

Subject to all reservations, restrictions, easements, and rights-of-way of record and current property taxes.

In Witness whereof, the grantor has caused its name to be hereunto affixed by its duly authorized officers on January 24, 2018

Bedohave, LLC

By: *Ann Atkin - manager*
ANN ATKIN

State of Utah)
County of *Salt Lake*) ss.

On the 26 day of January, 2018, personally appeared before me ANN ATKIN, of BEDOHAVE, LLC who being by me duly sworn, did say that she is the Manager of BEDOHAVE, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed by her in behalf of said limited liability company by authority of its operating agreement and said ANN ATKIN acknowledged to me that said limited liability company executed the same.

Susan Sorenson
NOTARY PUBLIC

