

When recorded mail to (Tax Mailing Address):

Grantee

496 S Day Dream Ln Unit 496

Saratoga Springs, UT 84045

MTC File No. 346366

ENT 24214:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 04 01:45 PM FEE 40.00 BY LM
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

WARRANTY DEED

350 Holdings, LLC, a Utah limited liability company, GRANTOR, for good and valuable consideration, hereby CONVEYS and WARRANTS to

Stuart Barrett and Emily Barrett, husband and wife as joint tenants and Caleb Failes

as GRANTEES, the following real property located in Utah County, State of Utah, described as:

Lot 324, Sunrise Ranch - Phase N, a Residential Subdivision, according to the plat thereof as recorded in the office of the Utah County Recorder.

Tax Parcel No. 66-911-0324

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

