

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

When recorded mail to (Tax Mailing Address):

Grantee
496 S Day Dream Ln Unit 496
Saratoga Springs, UT 84045
MTC File No. 346366

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]

In witness whereof, the Grantor(s) has/have executed this 4th day of April, 2025.

350 Holdings, a Utah limited liability company

By: Caleb Failes
Caleb Failes, Member

By: Stuart Barrett
Stuart Barrett, Member

STATE OF UTAH)
:ss
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 4th day of April, 2025, by Caleb Failes and Stuart Barrett as Members of 350 Holdings, LLC, a Utah limited liability company.

Brandy L. Kramer
NOTARY PUBLIC

