

Mail Recorded Deed and Tax Notice To:  
ES 198485 LC  
6961 Village River Lane, D6  
Midvale, UT 84047

ENT 26318:2019 PG 1 of 3  
Jeffery Smith  
Utah County Recorder  
2019 Apr 01 09:09 AM FEE 14.00 BY DA  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 110848-WHB

## WARRANTY DEED

**Denys Enterprises, LLC, a Utah Limited Liability Company**

**GRANTOR** of Highland, State of Utah, hereby Conveys and Warrants to

**ES 198485 LC,**

**GRANTEE** of Midvale, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration,  
the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.: 51-319-0004** (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 28th day of March, 2019.

**Denys Enterprises, LLC, a Utah Limited  
Liability Company**

BY: 

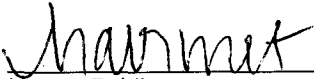
**Douglas Denys  
Manager**

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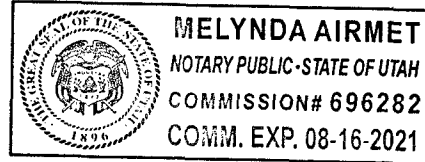
STATE OF UTAH

COUNTY OF UTAH

On the 28th day of March, 2019, personally appeared before me Douglas Denys, who acknowledged themselves to be the Manager of Denys Enterprises, LLC, a Utah Limited Liability Company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



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**EXHIBIT A**  
**Legal Description**

**Lot 4, PLAT "A", RIVERBIRCH OFFICE PARK, PLANNED UNIT DEVELOPMENT, as identified in the Record of Survey Map recorded in the office of the Utah County Recorder on June 1, 1998 as Entry No. 54627, Map No. 7556, and as identified and described in and subject to the "Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Riverbirch Office Park Planned Unit Development" recorded in the office of the Utah County Recorder as Entry No. 54631 in Book 4655 at Page 344, 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 Covenants, Conditions, and Restrictions, and Reservations of Easements as said Declaration may have been amended or supplemented.**