

ENT 29594:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 24 12:29 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Penn Buyers LLC, a Utah Limited Liability Company
1145 South 800 East, Suite 140
Orem, UT 84097



File No.: 186833-KMM

WARRANTY DEED

Fox Financial LLC,

GRANTOR(S), of Orem, State of Utah, hereby conveys and warrants to

Penn Buyers LLC, a Utah Limited Liability Company,

GRANTEE(S), of Orem, 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:

Commencing at a point which is South 111.50 feet and West 92.30 feet from the Northeast corner of Block 28, Plat "Q", Payson City Survey of Building Lots; thence East 92.30 feet to the West line of 800 East Street; thence South along said street line 70.00 feet; thence West 162.30 feet; thence North 70.00 feet; thence East 70.00 feet to the point of beginning.

TAX ID NO.: 08-154-0014 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

24 SF

Dated this 23rd day of April, 2025.

Fox Financial LLC

BY:

Stuart Fox
Member

STATE OF UTAH

COUNTY OF UTAH

On this 23rd day of April, 2025, before me, personally appeared Stuart Fox, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Fox Financial LLC, a Limited Liability Company.

Kimberly Adams
Notary Public

