

Entry #: 324832

10/10/2023 08:03 AM WARRANTY DEED

Page: 1 of 3

FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Talisha Johnson, Sanpete, Recorder

Mail Recorded Deed & Tax Notice To:

Trond Pedersen

334 South 1150 East

Santaquin, UT 84655



**COTTONWOOD  
TITLE**

File No.: 167609-RCP

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## WARRANTY DEED

Warlup Property Management, LLC, a Utah limited liability company,

**GRANTOR(S)**, of West Jordan, State of Utah, hereby Conveys and Warrants to

Trond Pedersen,

**GRANTEE(S)**, of Santaquin, 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 **Sanpete County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 000002540X (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 5th day of October, 2023.

Warlup Property Management, LLC, a Utah  
limited liability company

BY: \_\_\_\_\_

Keith Warburton  
Manager

BY: \_\_\_\_\_

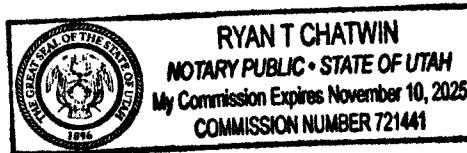
Robert Norman Gallup  
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 5th day of October, 2023, before me, personally appeared Keith Warburton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Warlup Property Management, LLC, a Utah limited liability company.

\_\_\_\_\_  
Notary Public

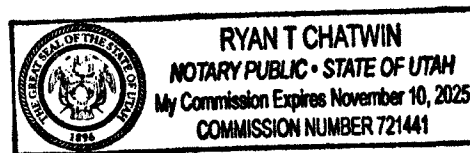


STATE OF UTAH

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\_\_\_\_\_  
Notary Public



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

Beginning North 89° West 430 feet from the Northeast corner of Par 20, Plat "A", Gunnison City Survey, thence North 89° West 230 feet, thence South 1° West 4.70 chains, thence South 89° East 230 feet, thence North 1° East 4.70 chains to the beginning.