



W3302456

MAIL TAX NOTICES TO GRANTEE(S) AT:
2297 W. 7550 S., West Jordan, UT 84084

E# 3302456 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
20-Oct-23 0405 PM FEE \$40.00 DEP SLW
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **01-005-0043**
Property Address(es) (if any):
255 E 27TH ST, OGDEN, UT 84401

WARRANTY DEED

Sine Enterprises, LLC, a Utah limited liability company ("Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants to

Jinrong Liu ("Grantee(s)")

in fee simple the following described real property located in **WEBER** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

PART OF LOT 7, BLOCK 5, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT 17 1/2 RODS, WEST FROM THE NORTHEAST CORNER OF LOT 7; AND RUNNING THENCE EAST 57 FEET; THENCE SOUTH 8 RODS THENCE WEST 57 FEET, THENCE NORTH 8 RODS TO TO THE PLACE OF BEGINNING.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

****ALSO SUBJECT TO THE FOLLOWING****

Deed of Trust, summarized as follows:

Recorder's Entry No.: 3091076
Date Recorded: October 06, 2020
Date of Document: October 05, 2020
Dollar Amount: \$229,500.00
Borrower/Trustor: Victor Sine, Married Man
Lender: CrossCountry Mortgage, LLC
Beneficiary: MERS, as nominee for lender
Trustee: First American Title

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **OG54926E**
Tax Parcel No(s): **01-005-0043**
Property Address(es) (if any):
255 E 27TH ST, OGDEN, UT 84401

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

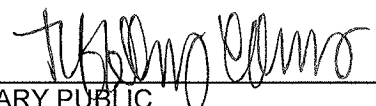
Witness the hand of Grantor this 19 day of **OCTOBER, 2023**.

Sine Enterprises, LLC

By: 
Victor Sine
Its: **Owner**

STATE OF UTAH)
COUNTY OF Weber) ss.

On this 19 day of **October, 2023**, personally appeared before me **Victor Sine**, who stated that he/she is the **Owner of Sine Enterprises, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC

