



\*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

**GT TITLE**  
File No. OG54926E

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 consideraiton, 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:

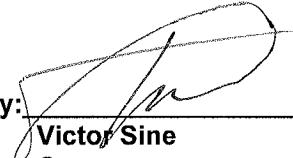
GT Title File No.: **OG54926E**  
 Tax Parcel No(s).: **01-005-0043**  
 Property Address(es) (if any):  
**255 E 27TH ST, OGDEN, UT 84401**

**-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.

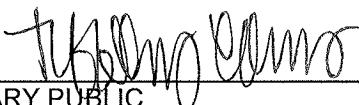
Witness the hand of Grantor this 19 day of OCTOBER, 2023.

**Sine Enterprises, LLC**

By:   
**Victor Sine**  
 Its: Owner

STATE OF UTAH )  
 COUNTY OF Washington ) 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

