3490610 BK 8061 PG 1079

MAIL TAX NOTICES TO GRANTEE AT: 698 W PorterLane, Centerville, UT 84014

E 3490610 B 8061 P 1079-1080 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 8/1/2022 3:47:00 PM FEE \$40.00 Pgs: 2 DEP eCASH REC'D FOR GT TITLE SERVICES-SALT



Property Reference Information:
Tax Parcel No(s).: 03-027-0084
Property Address(es) (if any):
165 EAST 100 NORTH, BOUNT!FUL, UT 84010

## WARRANTY DEED

Stone Temple Properties, LLC, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

Elenes Group, LLC, a Utah limited liability company ("Grantee"),

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

THE EAST HALF OF THE WEST HALF OF LOT 1, BLOCK 39, PLAT "A", BOUNTIFUL TOWNSITE SURVEY, LOCATED IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN.

With all the covenants and warranties of title from Grantor in favor of Grantee 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 2022 and thereafter.

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

3490610 BK 8061 PG 1080

Information for reference purposes:

GT Title File No.: SL50917C Tax Parcel No(s).: 03-027-0084 Property Address(es) (if any):

165 EAST 100 NORTH, BOUNTIFUL, UT 84010

## -Signature Page to Warranty Deed-

Each of the undersigned persons who sign 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 28 day of JULY, 2022.

Stone Temple Properties, LLC

Rebecca Lynn Seat

Its: Member

STATE OF UTAH

COUNTY OF Saltale

ss.

On this day of July, 2022, personally appeared before me Rebecca Lynn Seat, on behalf of Stone Temple Properties, 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 MOUS

CHRISTINA MOSER

Notary Public
State Of Utah
My Commission Expires 10-01-2024
COMMISSION NO. 714398