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BK 8061 PG 1079

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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

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



Property Reference Information:

Tax Parcel No(s): **03-027-0084**
Property Address(es) (if any):
165 EAST 100 NORTH, BOUNTIFUL, 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.]

