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BK 8628 PG 293

E 3595305 B 8628 P 293-294
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/15/2024 11:10:49 AM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: GT TITLE SERVICES

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE AT:
410 N SCOTTSDALE RD SUITE 1600 TEMPE AZ 85288

Property Reference Information:

File Number: **SL58785CJ**
Tax Parcel No(s): **12-054-0113**
Property Address(es) (if any):
845 SOUTH 1350 WEST, CLEARFIELD, UT 84015

WARRANTY DEED

KEARNS HOUSE, LLC, a UTAH corporation ("Grantor"),

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

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST ("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*"):

ALL OF LOT 113, AMENDED PLAT OF MEADOW PARK NO. 1, A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, IN THE CITY OF CLEARFIELD, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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 **2024** and thereafter.

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

Information for reference purposes:

GT Title File No.: **SL58785CJ**

Tax Parcel No(s): **12-054-0113**

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-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.

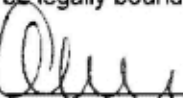
Witness the hand of Grantor this 14 day of **NOVEMBER, 2024**.

KEARNS HOUSE, LLC

By: 
JOSH CHRISTENSEN
Its: **MANAGER**

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 14 day of **November, 2024**, personally appeared before me **JOSH CHRISTENSEN**, who stated that he/she is the **MANAGER** of **KEARNS HOUSE, 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

