

WARRANTY DEED



When Recorded Return To:
Molifua
10022 N Buttercup Ln
Cedar Hills, UT 84062

ENT 3690:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jan 20 2:45 pm FEE 40.00 BY AR
RECORDED FOR MOLIFUA, BENJAMIN

THIS WARRANTY DEED, made and entered into as of 12 January, 2023 by Benjamin Casey Molifua and Florence – Marie Leilani Molifua, husband and wife (the “Grantor”), and Magnolia Vista LLC, a Utah Limited Liability Company (“Grantee”).

WITNESSETH:

That the Grantor, for an in consideration of the sum of ten dollars (\$10) does grant and convey unto the Grantee, the land lying and being in the County of Utah, more particularly known as:

Lot 1073, COLD SPRING RANCH PLAT HD 4 – TOWNHOMES, A PLANNED COMMUNITY, AS THE SAME IS IDENTIFIED ON THE PLAT RECORDED MARCH 7, 2019 AS ENTRY NO. 19101:2019 IN THE UTAH COUNTY RECORDER’S OFFICE.

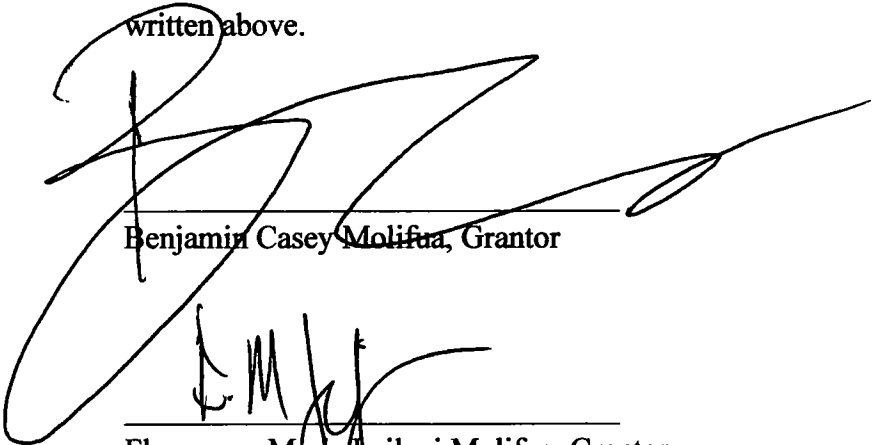
SUBJECT TO: existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

The Grantor does hereby fully warranty title to said property, and will defend the same against the lawful claims of all persons whomsoever.

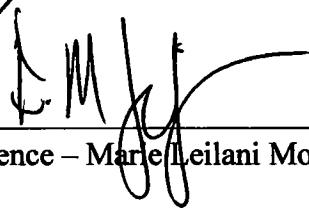
[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE]

IN WITNESS THEREOF, Grantor has executed this Warranty Deed the day and year written above.



 Benjamin Casey Molifua, Grantor

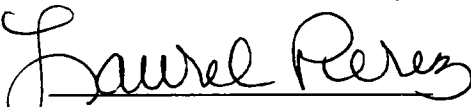


 Florence - Marie Leilani Molifua, Grantor

STATE OF Utah }

COUNTY OF Utah } ss.:

On the 12 day of Jan, in the year ~~2021~~²⁰²³, before me, the undersigned, personally appeared Benjamin Casey Molifua and Florence - Marie Leilani Molifua as GRANTOR, personally known to me or proved to me on the basis of satisfactory evidence to be the same person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he executed the same.



 Notary Public

My Commission Expires: 9.2.26

