

WHEN RECORDED MAIL TO:
Oakridge Townhomes, LLC
825 E. 1180 S., Suite 300
American Fork, UT 84003

WARRANTY DEED

ENT 38819 : 2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 27 02:58 PM FEE 44.00 BY LM
RECORDED FOR Union Title
ELECTRONICALLY RECORDED

RUSSELL MAJOR PROPERTIES, LLC

of American Fork City, County of Utah, State of Utah
hereby CONVEY(s) and WARRANT(s) to

OAKRIDGE TOWNHOMES, LLC a Utah Limited Liability Company

Grantor(s),

Grantee(s),

of American Fork City, County of Utah, State of Utah, for the sum of TEN DOLLARS and other good and
valuable consideration, the following tract of land in UTAH County, State of UT, to-wit:

LOTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, AND 112, OAKRIDGE TOWNHOMES
SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN
THE OFFICE OF THE UTAH COUNTY RECORDER.

TOGETHER WITH THE PERTINENT EASEMENT OVER AND RIGHTS OF USE AND ENJOYMENT
OF SAID PROJECT'S COMMON AREA.

Tax Id Numbers: 48:588:0101, 48:588:0102, 48:588:0103, 48:588:0104, 48:588:0105,
48:588:0106, 48:588:0107, 48:588:0108, 48:588:0109, 48:588:0110, 48:588:0111,
48:588:0112

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and
covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city,
county and state zoning laws and other ordinances, regulations and restrictions, including statues and other
laws of municipal, county, or other governmental authorities applicable to and enforceable against the
premises described herein. Also subject to General Property Taxes for 2025 and thereafter.

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being
subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

WITNESS the hand of said Grantor(s), this 27th day of May, 2025



RUSSELL MAJOR PROPERTIES, LLC
BY: STEVEN CUILLARD, MANAGER

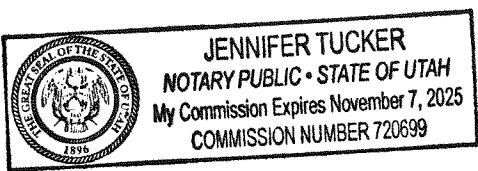


RUSSELL MAJOR PROPERTIES, LLC
BY: BRUCE TUCKER, MANAGER

STATE OF UTAH

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On the 27th day of May, 2025, personally appeared before me Steven Cuillard and Bruce Tucker, Managers of Russell Major Properties, LLC signers of the within instrument, who duly acknowledged to me that they executed the same.



Jennifer Tucker
Notary Public
Residing in: Highland, UT
My Commission Expires: 11-7-25