

RECORDING & TAX NOTICE TO:

Grantee

241 Fremont Way
Layton, UT 84041**WARRANTY DEED**

185839

THIS DEED, made and entered into by and between, **Maple Spring Estates, LLC, a Utah Limited Liability Company**, ("Grantor"), in favor of

Timothy Chad Brown and Darci S. Brown, husband and wife as joint tenants
("Grantee")

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming that certain real estate lying and being situated in **Box Elder County, State of Utah**, more particularly described as follows ("Premises"):

All of Lot 62, Maple Springs Estates MPD Phase 5, Mantua Town, Box Elder County, Utah,
according to the official plat thereof.
Serial Number: 03-255-0069

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the Premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the Premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way and easements of record, decree or prescription.

IN WITNESS WHEREOF, Grantor sets its hand and seal on the day and date below.

Maple Spring Estates, LLC, a Utah Limited Liability Company

by:

Kevin Parkinson
Kevin Parkinson, Member/Manager6-15-2021
Date

State of Utah
County of Weber

On this the 15 day of **June, 2021**, personally appeared before me, **Kevin Parkinson as Member/Manager of Maple Spring Estates, LLC, a Utah Limited Liability Company**, the signer of this document who duly acknowledged to me that this deed was executed by the same in the capacity stated and the execution of this document was in compliance with the powers and authorities granted the signer under the terms and conditions of the operating agreement of said limited liability company.

Notary Public