321-0704 WHEN RECORDED MAIL TAX NOTICES TO: Kevin Wade and Tiffany Wade 14893 S Messi St, Herriman UT 84096 Ent 521709 Bk 1415 Pg 153 - 153 MARCY M. MURRAY, Recorder WASATCH COUNTY CORPORATION 2022 Jul 01 03:57PM Fee: \$40.00 TC For: Michael Bringhurst, Attorney at Law ELECTRONICALLY RECORDED

WARRANTY DEED

Benloch Ranch Land Company, LLC, a Utah limited liability company	"Grantor"
of Heber City, UT,	
hereby CONVEYS and WARRANTS to Kevin Wade and Tiffany Wade, as joint tenants	"Grantee"
of Herriman, UT	

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Wasatch, State of Utah, to-wit:

ALL OF LOT 32, BENLOCH RANCH PHASE 1A, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT (THE REFERENCED DECLARATION MAY PROVIDE FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT, AND (C) THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

Tax Serial No.: 00-0021-5964

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this June 30, 2022

Benloch Ranch Land Company, LLC, a Utah limited liability company

By: Michael Brenny

STATE OF Utah :ss

COUNTY OF Salt Lake)

On this June 30, 2022, personally appeared before me Michael Brenny of Benloch Ranch Land Company, LLC, a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same and had the authority to do so on behalf of said company.

Notary Public

Residing at: SLG 47

My Commission Expires: 3/15/24

