

Corporate Warranty Deed

Grantor: SES 059, LLC

hereby **CONVEY AND WARRANT** to:

Grantee: Brent Groom and Heather Groom, husband and wife as joint tenants
of: 9825 North Willowbank Drive, Highland, UT 84003

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within WASATCH County, State of UTAH to wit:

Lot 2, Strawberry Ranch Phase 1A, and an undivided interest in the Common Area, as defined and described on the recorded plat, on file and of record in the Office of the Wasatch County Recorder state of Utah.

Tax ID No.: 0UR-1A02/Parcel No. 00-0021-4243

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

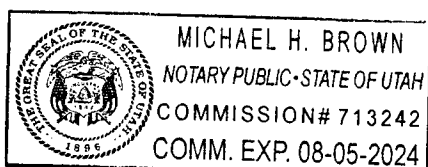
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 26th DAY OF AUGUST, 2022.

) B. Thomas Barnes
) SES 059, LLC
)
) By: B. Thomas Barnes, Manager
) Kathleen V. Barnes
) By: Kathleen V. Barnes, Manager

STATE OF UTAH)
) §.
County of Utah)

On this 26th day of August, 2022 personally appeared before me B. Thomas Barnes and Kathleen V. Barnes whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that they are the Managers of SES 059, LLC, the Corporation that executed the foregoing instrument and that said document was signed by them in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and they acknowledged to me that said corporation executed the same.



[Signature]
Notary Public