

Ent 526969 Pg 1 of 1  
Date: 17-Jun-2019 02:21:30PM  
Fee: \$40.00  
Filed By: SNB  
SHELLEY BRENNAN, Recorder  
DUCHESNE COUNTY CORPORATION  
For: MOUNTAINS WEST RANCHES  
Electronically Recorded

**Mail Tax Notice To:**  
**Claudia Rosas Romero**  
**732 S 100 W**  
**Heber City, UT 84032**

## WARRANTY DEED

Corporation

**Mountains West Ranches a J.T. Grant Co., Inc.**, a Corporation organized and existing under the laws of the State of Utah, GRANTOR(S), with its principal office at PO Box 981990, Park City UT 84098, hereby CONVEYS AND WARRANTS to: **Claudia Rosas Romero, as an Individual**, Grantee(s) of: **732 S 100 W, Heber City, UT 84032**, for the sum of Ten and NO/100.....DOLLARS, and other good and valuable considerations, for the following described tract of land in Duchesne County, State of Utah:

**Lot 224, Plat #1, Pinion Ridge Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.**

APN: 00-0015-4496      Serial# PR-0001-0224

**Lot 225, Plat #1, Pinion Ridge Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.**

APN: 00-0015-4504      Serial# PR-0001-0225

**Lot 226, Plat #1, Pinion Ridge Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.**

APN: 00-0015-4512      Serial# PR-0001-0226

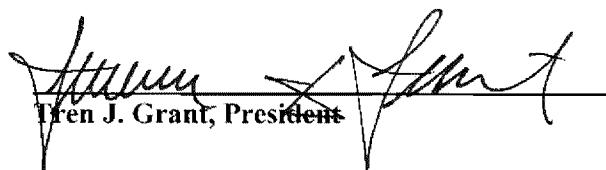
**Lot 227, Plat #1, Pinion Ridge Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.**

APN: 00-0015-4520      Serial# PR-0001-0227

Excepting and reserving all gas, oil and other mineral rights. Subject to easements and rights-of-way and easements enforceable in law and equity. Together with all buildings, fixtures and improvements thereon and all water rights, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof:

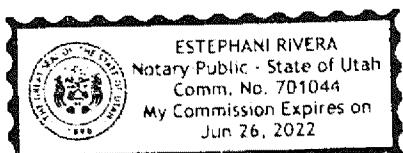
WITNESS, the hand of said grantors, this 4 day of June, A.D. 2019.

**Mountains West Ranches,  
a J.T. Grant Co., Inc.**

  
Tren J. Grant, President

STATE OF UTAH }  
COUNTY OF Wasatch }ss.

On this 4 day of June, 2019, personally appeared before me **Tren J. Grant**, who being duly sworn, did say that he is the President (or officer or agent, as the case may be) of, **Mountains West Ranches, a J.T. Grant Co., Inc.**, and that said instrument was signed in behalf of said corporation by authority of its bylaws (or resolution of its board of directors as the case may be) and said **Tren J. Grant** acknowledged to me that said corporation executed the same.



Witness my hand and official seal



Notary Public

\*Note: Trustee must be a member of the Utah State Bar; a bank, a building and loan association or saving and loan association authorized to do such business in Utah; a Corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.

ACCEPTED: x Claudia Rosas Romero  
Date