

Mail Recorded Deed & Tax Notice To:  
Simarpreet Kaur  
1434 S 1140 E  
Heber City UT 84032



File No.: 166428-MYU

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## WARRANTY DEED

Little India, LLC, a Utah limited liability company,

**GRANTOR(S)**, of Heber, State of Utah, hereby Conveys and Warrants to

Simarpreet Kaur,

**GRANTEE(S)**, of Sandy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Wasatch County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 00-0004-4508 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

### COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 29th day of January, 2024.

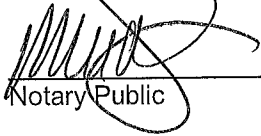
Little India, LLC, a Utah limited liability company

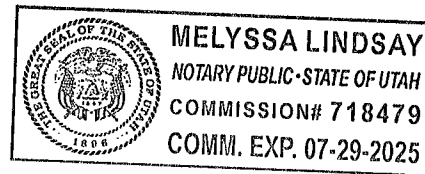
BY: Maninderpal Singh  
Maninderpal Singh  
Member

STATE OF UTAH

COUNTY OF UTAH

On this 29th day of January, 2024, before me, personally appeared Maninderpal Singh, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Little India, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



File No. 166428-MYU.

**EXHIBIT A  
PROPERTY DESCRIPTION**

PARCEL 1:

Beginning at the Southwest corner of Lot 1, Block 40, of the Heber City Survey of Building Lots, and running thence North 00°48'00" East 81.995 feet; thence South 89°12'00" East 80.0 feet; thence South 00°48'00" West 82.995 feet; thence North 89°12'00" West 80.0 feet to the place of beginning.

Tax Id No.: 00-0004-4508