

MAIL TAX NOTICES TO GRANTEE(S) AT:
966 Tanglewood Road, Erda, Utah 84074



Property Reference Information:

Tax Parcel No(s): **02-076-0-0026**
Property Address(es) (if any):
485 WEST VINE STREET, TOOELE, UT 84074

WARRANTY DEED

Walton-Cheung, LLC, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

MATTHEW J LUKER AND SHANNA L LUKER, HUSBAND AND WIFE ("Grantee(s))"

in fee simple the following described real property located in **TOOELE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

Beginning at a point which is 16.5 feet South and 457 feet East of the Northwest corner of Lot 4, Block 1, Plat "B" Tooele City Survey, Tooele City; and running thence South 120 feet; thence West 80 feet; thence North 120 feet; thence East 80 feet to the point of beginning.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2021** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

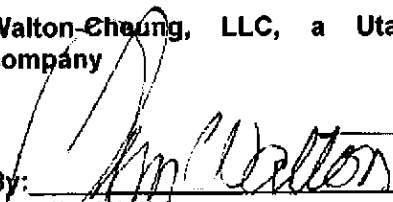
GT Title File No.: L42948R
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-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.


Witness the hand of Grantor this 7th day of JUNE, 2021.

Walton-Cheung, LLC, a Utah limited liability company

By: 
Jim Walton
Its: Authorized signor

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 7th day of June, 2021, personally appeared before me **Jim Walton**, who stated that he is the **Authorized signor of Walton-Cheung, LLC**, a Utah limited liability company, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC

