

ENT 66363=2024 PG 1 of 2 ANDREA ALLEN UTAH COUNTY RECORDER 2024 Sep 26 03:49 PM FEE 40.00 BY AC RECORDED FOR GERASIMOV, DMITRIY

## Recording Requested By: When Recorded Return to:

Anderson Business Advisors, PLLC 732 Broadway, Suite 201 Tacoma, Washington 98402

Mail Tax Notice To:

Westfield Trust 11838 North Westfield Cove Drive Highland, Utah 84003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **Warranty Deed**

Westfield Trust, dated August 10, 2023, Carter Coons, Esq., his successor or successors in interest, as Trustee, Grantor(s), of the City of Las Vegas, County of Clark and State of Nevada, hereby convey(s) and warrant(s) to

Westfield Trust, dated August 10, 2023, Dmitriy Gerasimov, his successor or successors in interest, as Trustee, whose address is 3225 McLeod Drive, Suite 777, Las Vegas, Nevada 89121, County of Clark and State of Nevada, Grantee(s)

for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

ALL OF LOT 10, PLAT A, WESTFIELD COVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE

Parcel No. 55:608:0010

Subject to current general taxes, easements, restrictions, and rights of way of record.

IN WITNESS WHEREOF, the grantor has executed to December, 2023.	his deed on the <u>29</u> day of
Carter Coons, Esq., Trustee of the Westfield Trust, dated August 10, 2023	
Acknowledgement	
State of Washington ) ) ss.	
County of Pierce )	
On this 29 day of <u>December</u> , 20 <u>23</u> satisfactory evidence that Carter Coons, Esq., is the person wh person acknowledged that he signed this instrument, on oath st execute the instrument and acknowledged it as the Trustee of t 10, 2023, to be the free and voluntary act of such party for the instrument.  **Mac A Mccord**  Notary Public in and for the State of Washington Residing at: **Iacoma, Washington**  My Commission Expires: **Octobar 20, 2025**	to appeared before me, and said tated that he was authorized to the Westfield Trust dated August