

MAIL TAX NOTICE TO:
STEVE CUILLARD
625 EAST 1180 SOUTH STE 300
AMERICAN FORK, UT 84003

ENT 67134 : 2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Sep 03 04:25 PM FEE 40.00 BY AC
RECORDED FOR Union Title
ELECTRONICALLY RECORDED

**WARRANTY DEED
(LLC Form)**

OAKRIDGE TOWNHOMES, LLC, a Utah limited liability company organized and existing under the laws of the State of Utah, with its principal office at 625 East 1180 South Ste 300 American Fork, Utah 84003

Grantor(s),

hereby CONVEY(s) and WARRANT(s) against all who claim by, through, or under the grantor to

STEVE CUILLARD

Grantee(s),

Of HIGHLAND, County of UTAH State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

LOT 108, 110 and 111, OAKRIDGE TOWNHOMES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

TOGETHER WITH THE PERTINENT EASEMENT OVER AND RIGHTS OF USE AND ENJOYMENT OF SAID PROJECT'S COMMON

Tax Parcel: 48-588-0108, 48-588-0110 and 48-588-0111

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the managers and/or members of the Grantor at a lawful meeting duly held and attended by all necessary parties.

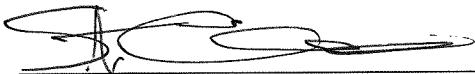
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

ACCOMMODATION RECORDING ONLY.
UNION TITLE INSURANCE AGENCY, LLC
MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENTS.

In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer(s) and/or agents this 3rd day of August, 2025.

Sept

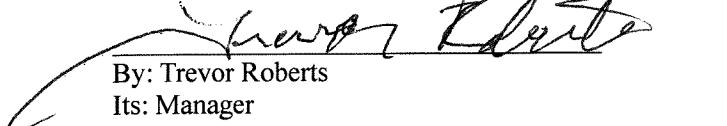
OAKRIDGE TOWNHOMES, LLC



By: Steven Cuillard
Its: Manager



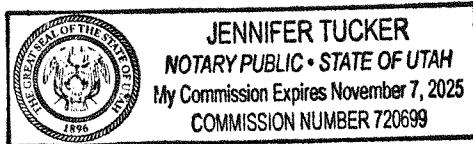
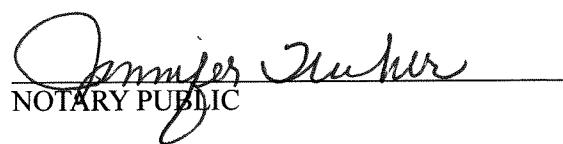
By: Bruce Tucker
Its" Manager



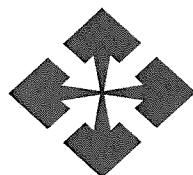
By: Trevor Roberts
Its: Manager

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On the 3rd day of Sept, 2025, personally appeared before me STEVEN CUILLARD, BRUCE TUCKER AND TREVOR ROBERTS, the signer of the within instrument, who being by me duly sworn did say, each for herself/himself, that the said STEVEN CUILLARD, BRUCE TUCKER AND TREVOR ROBERTS, is the member/managers and/or a duly-authorized officer of OAKRIDGE TOWNHOMES, LLC, LLC, and that the within and foregoing instrument was signed in behalf of said company by authority of a resolution of its managers and/or members and the said STEVEN CUILLARD, BRUCE TUCKER AND TREVOR ROBERTS, acknowledged to me that said company executed the same.

JENNIFER TUCKER
NOTARY PUBLIC



UNION TITLE

INSURANCE AGENCY LLC

272 WEST 200 NORTH STE 110 LINDON, UT 84042

OFFICE: 801.899.2332 | FAX: 801.899.2333