

MAIL TAX NOTICE TO:
KAXI CO, LLC
15048 SOUTH 2815 WEST
BLUFFDALE, UTAH 84065

ENT 72459:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Sep 22 11:56 AM FEE 40.00 BY LM
RECORDED FOR Union Title
ELECTRONICALLY RECORDED

WARRANTY DEED

STEVE CUILLARD

Grantor(s),

Of HIGHLAND, County of UTAH, State of UTAH
hereby CONVEY(s) and WARRANT(s) to

KAXI CO, LLC, a Utah Limited Liability Company

Grantee(s),

OF BLUFFDALE, County of SALT LAKE, 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 UTAH, to-wit

LOT 108, 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

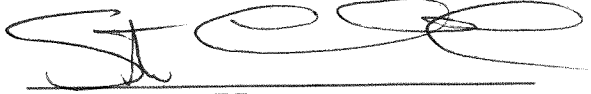
Tax Parcel No: 48-588-0108

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

(Signature on following page)

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.

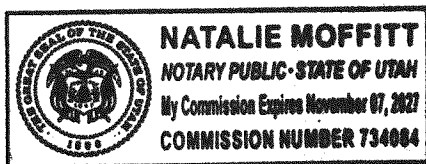
WITNESS the hand of said Grantor(s), this 16th day of September, 2025




STEVE CUILLARD

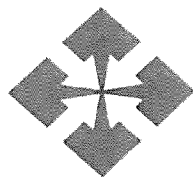
STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 16th day of September, 2025, personally appeared before me **STEVE CUILLARD**, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.





Notary Public



UNION TITLE
INSURANCE AGENCY LLC
272 WEST 200 NORTH STE 110 LONDON, UT 84042
OFFICE 801.899.2332 | FAX 801.899.2333