

ENT 85454 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 04 03:45 PM FEE 40.00 BY TM
RECORDED FOR Cutler Riley Law
ELECTRONICALLY RECORDED

Recorded at the Request of,
Return and Send Tax Statements to:

MARIC INVESTMENTS , LLC
9572 AZTEC DR
CEDAR HILLS, UT 84062-8799

WARRANTY DEED
(Special)

ERIC WAYNE LEWIS, Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, hereby Convey and Warrant against all claiming by, through or under **MARIC INVESTMENTS , LLC**, a **Utah Limited Liability Company**, Grantee, in and to the following described tract of land in **UTAH** County, State of Utah:

UNIT NO. 2, Building B-4, Plat "A", THE VILLAS AT MAPLEWOOD GROVE, an Expandable Condominium Project, as the same is identified in the Condominium Plat recorded in Utah County, Utah as Entry No. 36921:2005, of Official Records and Map Filing No. 11030 (as said Condominium Plat may have heretofore been amended or supplemented) and in the Declaration for Condominium for The Villas at Maplewood Grove, recorded in Utah County, Utah, as Entry No. 36922:2005 of Official Records (as said Declaration may have heretofore been amended or supplemented).

Together with the undivided ownership interest in said project's common area as established in the Declaration of Condominium and allowing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the common areas and facilities to which said interest relates.

TAX ID NUMBER(s): 54:202:0022

Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

Property Address: 345 S 930 WEST, PLEASANT GROVE, UT 84062

WITNESS the hand of said Grantor this 4th day of December 2024.

GRANTOR:



ERIC WAYNE LEWIS

STATE OF UTAH

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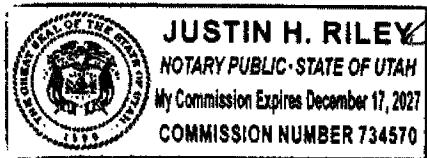
:SS.

COUNTY OF SALT LAKE

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The foregoing instrument was acknowledged before me this 4th day of December 2024, by ERIC WAYNE LEWIS, as Grantor.

(Seal)



NOTARY PUBLIC
Residing at: Draper, UT