

Mail Tax Notice To:  
Viking Real Estate Group, LLC  
1205 N 1300 W  
Pleasant grove, Utah

ENT94195 : 2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Aug 25 11:53 AM FEE 40.00 BY IP  
RECORDED FOR Lydolph & Weierholt Title Insurance Agency LLC  
ELECTRONICALLY RECORDED

## **WARRANTY DEED**

Joseph Thomas Hobble Creek LLC, a Utah Limited Liability Company

**GRANTOR**

of County of Utah, State of Utah, hereby Convey(s) and Warrant(s) to

Viking Real Estate Group, LLC, a Utah Limited Liability Company

**GRANTEE**

for the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

Commencing 81.25 feet North of the Southwest Corner of Block 36, Plat "A", Springville City Survey; thence North 121.50 feet; thence East 74.00 feet; thence South 27.50 feet; thence East 132.00 feet; thence South 112.00 feet; thence West 17.50 feet; thence North 81°17'26" West 118.87 feet; thence West 71.00 feet to the point of beginning.

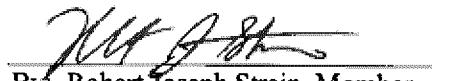
Tax/Parcel ID #: 06-036-0002

TOGETHER WITH all improvements and appurtenances thereunto belonging or in anywise appertaining, and SUBJECT TO County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent; and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations appearing of record or enforceable in law and equity.

(Signatures on Page 2)

WITNESS the hand of said grantor, this 3rd day of August, 2022

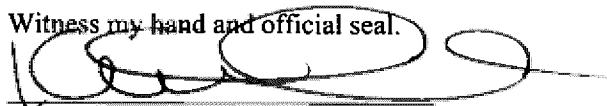
Joseph Thomas Hobble Creek LLC,  
a Utah Limited Liability Company

  
By: Robert Joseph Strain, Member  
  
By: Dallin Henrie, Member

STATE OF UTAH  
COUNTY OF UTAH

On this 3rd day of August, 2022, personally appeared Robert Joseph Strain, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Member of Joseph Thomas Hobble Creek LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



Notary Public

