MAIL TAX NOTICE TO Tahilotu, LLC, a Utah limited liability company 1675 North Freedom Boulevard #5A And #5B Provo, UT 84604 ENT 77682:2020 PG 1 of 2

Jeffery Smith

Utah County Recorder
2020 Jun 08 09:01 AM FEE 40.00 BY CS

RECORDED FOR Backman Orem

ELECTRONICALLY RECORDED

Warranty Deed

Order No. 7-045224

Ralph Abbot and Katharaine Abbott as to Parcel 1 and Ralph G. Abbott as to Parcel 2

of Provo, County of Utah, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Tahilotu, LLC, a Utah limited liability company

of **Provo**, County of **Utah**, State of **UT**, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah** County, State of **UTAH**:

PARCEL 1:

Lot 5A, Plat "C", Village Green Commercial Center Planned Unit Development (Expandable), as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 28224 and Map Filing No. 3826 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Easements, Covenants, Conditions and Restrictions recorded in Utah County, Utah, as Entry No. 27760 in Book 2248, at Page 397 (as said Declaration may have heretofore been amended or supplemented).

Together with a right and easement of use and enjoyment in and to the common areas described and as provided for in said Declaration of Easements, Covenants, Conditions and Restrictions as said Declaration may have heretofore been amended or supplemented.

PARCEL 2:

Lot 5B, Plat "C", Village Green Commercial Center Planned Unit Development (Expandable), as the same is identified in the recorded Survey Map in Utah County, Utah, as Entry No. 28224 and Map Filing No. 3826 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Easements, Covenants, Conditions and Restrictions recorded in Utah County, Utah, as Entry No. 27760 in Book 2248, at Page 397 (as said Declaration may have heretofore been amended or supplemented).

Together with a right and easement of use and enjoyment in and to the common areas described and as provided for in said Declaration of Easements, Covenants, Conditions and Restrictions as said Declaration may have heretofore been amended or supplemented.

Parcel No.: 54-071-0001, 54-071-0002

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 now of Record

ENT 77682:2020 PG 2 of 2

WITNESS, the hand(s) of said Grantor(s), this	of <u>May Jule</u> AD., <u>2020</u>
Ralph/Abbott	Ralph G. Abbott Katharine Abbott
STATE OF Wah) SS. County of Wah) SS. The foregoing instrument was acknowledged before me this By Ralph G. Abbott and Katharine Abbott & Paulph	
Notary Public My Commission Expires: 2/24/23	Residing at: Wi, UT
Notary Public State of Utah My Commission Expires on: February 26, 2023 Comm. Number: 704838	Notary Polic State of Utah My Commission Expires on: February 26, 2023 Comm. Number: 704838

When recorded mail to:

Hollis S. Hunt HUNT & RUDD 392 East 12300 South, Suite A Draper, Utah 84020

ENT 19976:2002 PG 1 of 1 RANDALL A. COVINGTON UTAH COUNTY RECORDER 2002 Feb 20 12:01 pm FEE 10.00 BY SS RECORDED FOR HUNT, HOLLIS

Mail tax notices to:
Jay W. Mitton
3932 Riverwood Drive
Provo, Utah 84604

Parcel ID/Serial #54:071:0002

OUIT-CLAIM DEED

JAMES J. MITTON, Grantor, of Provo, Utah, hereby Quit Claims 50% of the ownership in the tracts of land located at 1675 North Freedom Boulevard, #5B, Provo, Utah County, State of Utah 84604-2555, more particularly described below, for the sum of Ten Dollars and other good and valuable consideration, to JJMKA, a Utah limited partnership, Grantee.

Lot 5-B, Plat "C", Village Green Commercial Center, a Planned Unit Development, Provo, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

Together with a perpetual right-of-way over and across all common sidewalks and roads adjacent to the building, as well as to all private roads located in the development known as The Village Green providing ingress and egress from public roads. Including the use of the Common Areas.

The Grantor signed this Quit Claim Deed on this 2012 day of February, 2002.

James J. MITTON

STATE OF UTAH

SS.

COUNTY OF UTAH)

On the 20th day of February, 2002, personally appeared before me James J. Mitton, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



