

MAIL TAX NOTICES TO GRANTEE AT:



*Property Reference Information:*

Tax Parcel No(s): **52-166-0074**

Property Address(es) (if any):

**4457 North Mile High Drive, PROVO, UT 84604**

## WARRANTY DEED

**Tom Uharriet** ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

**Four Elms Group, LLC, a limited liability company** ("Grantee"),

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**LOT 375, PLAT "G", SHERWOOD HILLS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH.**

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2021** and thereafter.


[Remainder of page intentionally left blank. Signatures appear on the following page.]

*Information for reference purposes:*

GT Title File No.: **SL45016S**  
Tax Parcel No(s): **52-166-0074**  
Property Address(es) (if any):  
**4457 North Mile High Drive, PROVO, UT 84604**

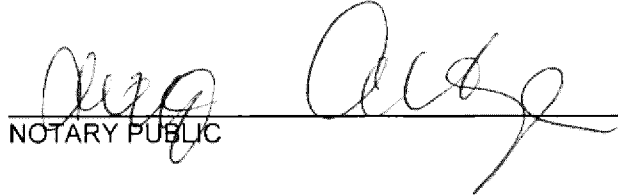
**-Signature Page to Warranty Deed-**

Witness the hand of Grantor this 25<sup>th</sup> day of **AUGUST, 2021**.

  
\_\_\_\_\_  
**Tom Uharriet**

STATE OF UTAH )  
COUNTY OF Utah ) ss.

On this 25 day of **August, 2021**, personally appeared before me **Tom Uharriet**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.

  
\_\_\_\_\_  
**NOTARY PUBLIC**

