

Mail Tax notice to:
Grantee
781 East 480 South
American Fork, UT 84003

MNT File No.: MA12568
Tax ID No.: 41-627-0018

WARRANTY DEED

HSFS LLC

GRANTOR of **Las Vegas**, State of NV, hereby **CONVEYS** and **WARRANTS TO**:

Loren Marie Berrio and Shawn Carl Watkins

GRANTEE of American Fork, for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Utah County, State of Utah:

Lot 18, Hidden Valley Estates Phase 6 Subdivision, according to the Official Plat thereof, as recorded in the Office of the Utah County Recorder.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

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Attached to **WARRANTY DEED**

WITNESS, the hand of said grantor, 26th day of May, 2021.

HSFS LLC

Mark A Swarts
By: Mark Swarts, Manager

State of NV

County of Clark)ss:

On this date, May 26, 2021, personally appeared before me Mark Swarts, who being by me duly sworn did say that he is the Manager of HSFS LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Mark Swarts acknowledged to me that said limited liability company executed same.

Amanda C. Wolfe
Notary Public

