



ENT12255:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Jan 30 01:08 PM FEE 40.00 BY SM
RECORDED FOR Access Title Company
ELECTRONICALLY RECORDED

File # 19-1226

WARRANTY DEED

Jared B Morris and Laricia Morris, Grantor(s) of Pleasant Grove, County of Utah, State of UT, hereby CONVEY and WARRANT to

PG 304 LLC

Grantee(s),


of 939 Briar Avenue Provo, UT 84604

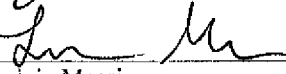
for the sum of ***TEN DOLLARS and other good and valuable consideration***
the following tract of land in Utah County, State of UT:

See Attached "Exhibit A"

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or enforceable in law or equity and general property taxes for the year 2019 and thereafter.

WITNESS the hand of said grantor, this 29th day of January, 2020




Jared B Morris


Laricia Morris

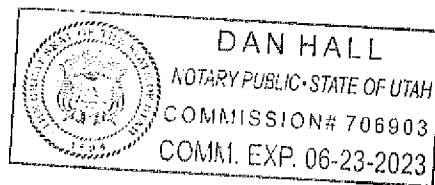
STATE OF UTAH)
 :SS
COUNTY OF Utah)

On the 29th day of January, 2020, personally appeared before me Jared B Morris and Laricia Morris, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

My Commission Expires 06-23-2023



Notary Public
Residing At: Orangeville



"Exhibit A"

Parcel 1:

UNIT 303, AS IDENTIFIED IN THE OFFICIAL PLAT "O" OF THE VILLAS AT MAPLEWOOD GROVE AN EXPANDABLE UTAH CONDOMINIUM PROJECT (INCLUDING A VACATION OF BUILDING C-11 AND THE SURROUNDING COMMON AREA OF THE VILLAS AT MAPLEWOOD GROVE AMENDED PLAT "D", PLEASANT GROVE CITY, UTAH COUNTY, UTAH, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SEPTEMBER 22,2008 AS ENTRY NO. 104044, MAP #12858, SUBJECT TO THE DECLARATION OF CONDOMINIUM FOR THE VILLAS AT MAPLEWOOD GROVE. A UTAH CONDOMINIUM PROJECT, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, APRIL 8, 2005 AS ENTRY NO. 36922 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH AN UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, AND AS PROVIDED FOR, IN SAID DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (AS SAID DECLARATION MAY HAVE THERETOFORE BEEN AMENDED OR SUPPLEMENTED).

Parcel ID 54:259:0303

Parcel 2:

UNIT 304, AS IDENTIFIED IN THE OFFICIAL PLAT "O" OF THE VILLAS AT MAPLEWOOD GROVE AN EXPANDABLE UTAH CONDOMINIUM PROJECT (INCLUDING A VACATION OF BUILDING C-11 AND THE SURROUNDING COMMON AREA OF THE VILLAS AT MAPLEWOOD GROVE AMENDED PLAT "D", PLEASANT GROVE CITY, UTAH COUNTY, UTAH, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SEPTEMBER 22,2008 AS ENTRY NO. 104044, MAP #12858, SUBJECT TO THE DECLARATION OF CONDOMINIUM FOR THE VILLAS AT MAPLEWOOD GROVE. A UTAH CONDOMINIUM PROJECT, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, APRIL 8, 2005 AS ENTRY NO. 36922 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH AN UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, AND AS PROVIDED FOR, IN SAID DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (AS SAID DECLARATION MAY HAVE THERETOFORE BEEN AMENDED OR SUPPLEMENTED).

Parcel ID 54:259:0304