

138126SL
MAIL TAX NOTICE TO:
Diana Wakimoto
15784 South Rolling Bluff Drive
Draper, UT 84020

ENT 123649:2020 PG 1 of 1
Jeffery Smith
Utah County Recorder
2020 Aug 19 04:36 PM FEE 40.00 BY SM
RECORDED FOR Pinnacle Title
ELECTRONICALLY RECORDED

PINNACLE TITLE



WARRANTY DEED

LIMITED LIABILITY COMPANY

Eagle Pointe Builders, LLC, a Utah Limited Liability Company,
a Limited Liability Company organized and existing under the laws of the State of Utah, with its principal office in Park City grantor hereby Conveys and Warrants to

Diana Wakimoto, grantee of Draper, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS the following described tract of land in Utah County, State of Utah:

Lot 655, EAGLE CREST NO. 4 AT SUNCREST SUBDIVISION according to the Official Plat thereof, as recorded in the Utah County Recorder's Office, State of Utah.

38-352-0055

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 2020 AND THEREAFTER.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by the Limited Liability Company.

WITNESS the hand of said grantor, this 19 day of August, 2020.

Eagle Pointe Builders, LLC, a Utah Limited Liability Company

Robert Gulbrandsen
Its Managing Member

STATE OF UTAH)
) :ss
COUNTY OF Salt Lake)

On the 19 day of August, 2020, personally appeared before me **Robert Gulbrandsen**, duly sworn says that (s)he is the **MANAGING MEMBER** of **Eagle Pointe Builders, LLC, a Utah Limited Liability Company**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement.

Notary Public