

145839SL  
MAIL TAX NOTICE TO:  
Winterfox, L.L.C.  
5513 West 1100 North Ste 305  
Highland, UT 84003

ENT **127464**: 2022 PG 1 of 1  
**Andrea Allen**  
**Utah County Recorder**  
2022 Dec 27 03:34 PM FEE 40.00 BY CS  
RECORDED FOR Pinnacle Title  
ELECTRONICALLY RECORDED

PINNACLE TITLE



**WARRANTY DEED**  
**LIMITED LIABILITY COMPANY**

**Winterfox, L.L.C., a Utah limited liability company who incorrectly acquired title as Winterfox, L.C.C.** a Limited Liability Company organized and existing under the laws of the State of Utah, with its principal office in \_\_\_\_\_ grantor hereby Conveys and Warrants to

**Winterfox, L.L.C., a Utah limited liability company,** grantee of Highland, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION DOLLARS the following described tract of land in Utah County, State of Utah:

**Lot 2, Plat "A", WEST UTAH AVENUE SUBDIVISION, Payson, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, Utah.**

**Less and Excepting therefrom any portion lying within the following described property: Commencing 13.94 chains North and 2.63 chains South 89°15' East of the Southwest Corner of the Southwest Quarter of Section 8, Township 9 North, Range 2 East, Salt Lake Base and Meridian; thence South 89°15' East 0.25 of a chain; thence North 0°50' East 8.84 chains; thence North 89°15' West 0.25 of a chain; thence South 0°50' West 8.84 chains to beginning.**

**55-737-0002**

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 2022 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.

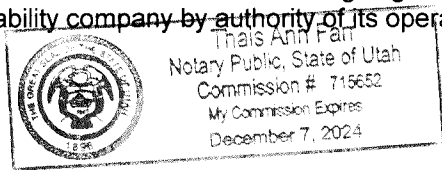
WITNESS the hand of said grantor, this 23 day of December, 2022.


**Winterfox, L.L.C., a Utah limited liability company**

  
\_\_\_\_\_  
G. Evan Bybee  
Its Managing Member

STATE OF Utah )  
  ) ) : ss  
COUNTY OF Utah )

On the 23 day of December, 2022, personally appeared before me **G. Evan Bybee**, duly sworn says that (s)he is the **MANAGING MEMBER** of **Winterfox, L.L.C., 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