

COURTESY RECORDING

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When recorded, please return to:

Scott A. Tschirgi
Scott A. Tschirgi, Chartered
877 W. Main Street, Suite 610
Boise, Idaho 83702
(208) 287-8200

ENT 162401:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Oct 19 11:46 AM FEE 40.00 BY DA
RECORDED FOR Highland Title
ELECTRONICALLY RECORDED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **JONATHAN H. FINK and ABIGAIL J. FINK**, Husband and Wife as Joint Tenants, whose mailing address is 2695 E. Mercurio Drive, Meridian, Idaho 83642 (hereinafter referred to as the "**Grantor**"), hereby grants, bargains, sells, and conveys unto **1212 Rentals LLC**, an Idaho limited liability company whose current address is 2541 E. Gala Street, Suite 310, Meridian, Idaho 83642 (hereinafter referred to as the "**Grantee**"), the following described real property, located in Utah County, Utah, to wit (hereinafter referred to as the "**Premises**"):

Unit 11, PHASE 1 AMENDED, TUSCAN VILLAS PLANNED RESIDENTIAL DEVELOPMENT, according to the official plat thereof on file and recorded in the Office of the Utah County Recorder.

TOGETHER WITH a nonexclusive right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Plat and said Declaration of Covenants, Conditions, and Restrictions, which include the rights of ingress and egress over and across the Private Streets located within said project.

Parcel No. 53-371-0011

TOGETHER WITH all of Grantor's right, title and interest in and to all water and water rights, ditch or irrigation company shares, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors, heirs and assigns, forever.

SUBJECT TO general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and will be prorated between Grantor and Grantee as of the date of execution of this deed and those liens or encumbrances of record.

AND Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises is free from any and all liens, claims, encumbrances or other defects of title except those of record; that Grantor shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever except as excluded or excepted herein; and that Grantor and its heirs and assigns will, on demand of the Grantee or its heirs or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

DATED effective as of the 15th day of October, 2020.



JONATHAN H. FINK

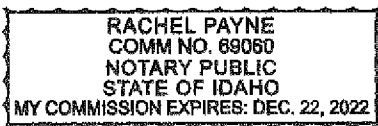


ABIGAIL J. FINK

State of Idaho)
) ss.
County of Ada)

On this 15th day of October, 2020, before me, the undersigned Notary Public in and for said State, personally appeared JONATHAN H. FINK, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



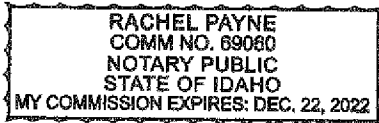
Rachel Payne

NOTARY PUBLIC FOR IDAHO
Residing at: Meridian, ID
My Commission Expires: 12/22/2022

State of Idaho)
) ss.
County of Ada)

On this 15th day of October, 2020, before me, the undersigned Notary Public in and for said State, personally appeared ABIGAIL J. FINK, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Rachel Payne
NOTARY PUBLIC FOR IDAHO
Residing at: Meridian, ID
My Commission Expires: 12/22/2022