

WHEN RECORDED RETURN TO:
EPIC PROPERTY INVESTMENTS LLC
560 NORTH 100 WEST, OREM, UTAH 84057

FTS File #: 23865

ENT 163530:2021 PG 1 of 1
Andrea Allen
Utah County Recorder
2021 Sep 22 11:32 AM FEE 40.00 BY SW
RECORDED FOR Fidelity Title
ELECTRONICALLY RECORDED

Warranty Deed

Grantor: JOHN STEINER
of: 555 SOUTH NARCOOSSEE ROAD, SAINT CLOUD, FLORIDA 34771

hereby **CONVEYS AND WARRANTS** to

Grantee: EPIC PROPERTY INVESTMENTS LLC
of: 560 NORTH 100 WEST, OREM, UTAH 84057

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract of land within UTAH County, State of UTAH, to wit:

THE NORTH 63 FEET OF LOT 5 AND THE SOUTH 27 FEET OF LOT 6, PLAT "A", O-MITCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

TAX PARCEL NO. 48-029-0007

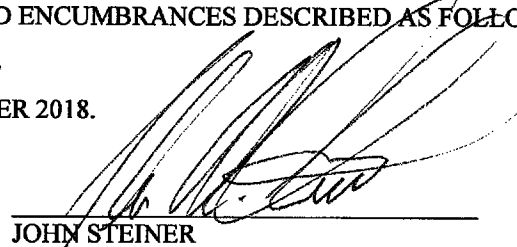
Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

SUBJECT TO MORTGAGES, TRUST DEEDS, LIENS AND ENCUMBRANCES DESCRIBED AS FOLLOWS:

NONE

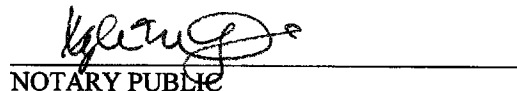
Witness, the hand of said grantor, this 6TH day of SEPTEMBER 2018.



JOHN STEINER

STATE OF UTAH)
COUNTY OF UTAH):SS

On the 6TH day of SEPTEMBER 2018, personally appeared before me Kyler McCarty, a Notary Public, JOHN STEINER, the signer of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC