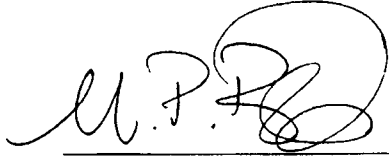


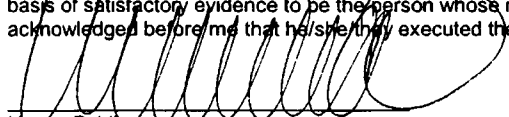
Dated this 8th day of September, 2023.

  
Matthew P. Blood

STATE OF UTAH

COUNTY OF DAVIS

On this 8th day of September, 2023, before me, personally appeared Matthew P. Blood, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public



E 164202 B 403 P 32  
Date 08-Sep-2023 10:52AM  
Fee: \$40.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD TITLE INSURANCE AGENCY  
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:  
Matthew P. Blood  
6002 N. Roper Drive  
Morgan, UT 84050



File No.: 167306-MMF

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## WARRANTY DEED

Matthew P. Blood, married man,

**GRANTOR(S)**, of Morgan, State of Utah, hereby Conveys and Warrants to

KARAT, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Morgan, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County**, State of Utah:

Unit 159, Building E, ROAM PHASE 1 TOWNHOMES, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

**TAX ID NO.:** 00-0090-3250; **Serial No.** 09-ROAMTWN1-0159 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*