

E 165503 B 408 P 325
Date 21-Mar-2024 01:08PM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, INC.
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
Lot D10, LLC
400 Capitol Park Ave., E., Unit 105
Salt Lake City, UT 84102



File No.: 169975-MLB

WARRANTY DEED

Brian Klein and Victoria Klein,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Lot D10, LLC, a Utah limited liability company,

GRANTEE(S), of Salt Lake City, 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:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0091-9330; **Serial No. 12-WPR1D-0010-A1** (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 3/20/2024

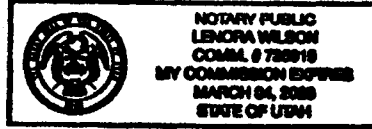
[Signature]
Brian Klein
[Signature]
Victoria Klein

STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of March, 2024, before me, personally appeared Brian Klein, 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.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of March, 2024, before me, personally appeared Victoria Klein, 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.

[Signature]
Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Lot D10 A, WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT, according to the official plat thereof on file and of record in the Morgan County Recorder's office recorded May 1, 2023 as Entry No. 163347 in Book 399 at Page 1237.

PARCEL 1A:

Nonexclusive easements, appurtenant to Parcel 1 described herein, for pedestrian and vehicular access as created and described in that certain Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements recorded May 3, 2022 as Entry No. 160853 in Book 391 at Page 402 and First Supplemental Declaration for Wasatch Peaks Ranch recorded May 1, 2023 as Entry No. 163348 in Book 399 at Page 1242 and Second Supplemental Declaration and First Amendment to Master Declaration for Wasatch Peaks Ranch recorded May 1, 2023 as Entry No. 163355 in Book 399 at Page 1288 of official records.