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Date 11-Oct-2024 09:32AM
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Filed By: JLM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: KYLER KOHLER OSTERMILLER & SORENSE
Recorded Electronically by Simplifile

Recording Requested by:
Kyler, Kohler, Ostermiller & Sorensen, LLP
Whitney Ockerman, Paralegal

When Recorded Mail to:
Kyler, Kohler, Ostermiller & Sorensen, LLP
15 S 1st E, Ste 200
Rexburg, ID 83440

Mail Tax Notices to:
Azalea, LLC
PO Box 53
Morgan, UT 84050

WARRANTY DEED

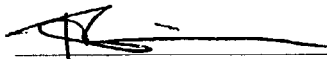
Ryan Tripp and Shannon Tripp, husband and wife as joint tenants, Grantors, hereby CONVEYS AND WARRANTS to Azalea, LLC, A series of the Magnolia Ventures, LLC, a Utah limited liability company, Grantees, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the certain tract of land located in Morgan County, State of Utah, and more particularly described as follows:

Unit 163, Building F, ROAM PHASE 1 TOWNHOMES, according to the official plat thereof as recorded in the office of the Morgan County Recorder.

Tax ID #: 00-0090-3254

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor this 9, day of October, 2024.



Ryan Tripp, Grantor

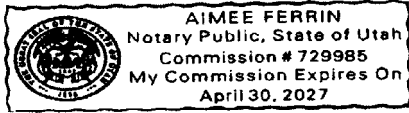


Shannon Tripp, Grantor

(See Notary Acknowledgement Next Page)

STATE OF UTAH)
)
COUNTY OF Morgan)

On the 9 day of October, 2024, personally appeared before me **Ryan Tripp and Shannon Tripp**, Grantors and signers of the above WARRANTY DEED, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that they executed the same voluntarily for its stated purpose.



Aimee Ferrin
Notary Public