



ENT34453:2023 PG 1 of 3

Andrea Allen
Utah County Recorder

2023 May 30 02:52 PM FEE 40.00 BY CS

RECORDED FOR Real Advantage Title Insurance Agency, LL
ELECTRONICALLY RECORDED

After Recording Return To:
Mail Tax Notices To:
Claimxpress Solutions, Inc.
3838 Littlerock Drive
Provo, UT 84604

File Number: 23-16425-SEW
Parcel ID: 36-580-0130

Warranty Deed

Know All Men By These Presents that , **Daniel Leland Wilkerson, an unmarried man**, (henceforth referred to as “Grantor”) of **Spanish Fork, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Claimxpress Solutions, Inc., a Utah Corporation**, (henceforth referred to as “Grantee”) of **3838 Littlerock Drive, Provo, UT 84604**, with **WARRANTY COVENANTS**:

Property 1:

Lot 130, PLAT "G", CANYON RIDGE ESTATES SUBDIVISION, according to the official plat thereof on file in the office of the Utah County Recorder.

Tax Parcel #: 36:580:0130

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

WARRANTY DEED

File No.: 23-16425-SEW

Subject To:

DEED OF TRUST

Amount: \$412,000.00

Beneficiary: MERS, Inc. is acting solely as a nominee for InterCap Lending Inc.

Trustee: Vanguard Title Insurance Agency, LLC

Trustor: Daniel Leland Wilkerson, unmarried man

Dated: 02/22/2021

Recorded: 02/26/2021

Entry No.: 37225:2021

DEED OF TRUST

Amount: \$92,000.00

Beneficiary: Mountain America Federal Credit Union

Trustee: Mountain America Federal Credit Union

Trustor: Daniel Leland Wilkerson

Dated: 12/15/2021

Recorded: 12/22/2021

Entry No.: 211818:2021

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 24
day of May, 2023.

Daniel Leland Wilkerson
Daniel Leland Wilkerson

STATE OF UTAH
COUNTY OF SALT LAKE

On this 24 day of May, 2023, before me *Shanae Welsh*, a notary
public, personally appeared Daniel Leland Wilkerson, proved on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and
acknowledged he/she/they executed the same.

Witness my hand and official seal

Shanae Welsh
Notary Public

