

MAIL TAX NOTICES TO GRANTEE(S) AT:  
76 WEST 200 SOUTH  
SPRINGVILLE, UT 84663



*Property Reference Information:*  
Tax Parcel No(s): **06-021-0021**  
Property Address(es) (if any):  
**76 WEST 200 SOUTH, SPRINGVILLE, UT 84663**

## WARRANTY DEED

**Blackwater Capital, LLC, a Utah limited liability company ("Grantor"),**

in exchange for good and valuable consideration, hereby conveys and warrants to

**MCKAY LLOYD NEWELL a single man ("Grantee(s)")**

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**COMMENCING 75.00 FEET EAST OF THE SOUTHWEST CORNER OF BLOCK 21, PLAT "A",  
SPRINGVILLE CITY SURVEY; THENCE EAST 62.50 FEET; THENCE NORTH 154.66 FEET;  
THENCE WEST 62.50 FEET; THENCE SOUTH 154.66 FEET TO BEGINNING.**

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL47138S**  
Tax Parcel No(s): **06-021-0021**  
Property Address(es) (if any):  
**76 WEST 200 SOUTH, SPRINGVILLE, UT 84663**

**-Signature Page to Warranty Deed-**

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 10 day of **JANUARY, 2022**.

**Blackwater Capital, LLC**

By: *Melanie Copelan*  
**Melanie Copelan**  
Its: **Authorized Agent**

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 10 day of **January, 2022**, personally appeared before me **Melanie Copelan**, who stated that he/she is the **Authorized Agent of Blackwater Capital, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

*Shiann Gurney*  
NOTARY PUBLIC

