ENT **35922:2023** PG 1 OF 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 05 09:20 AM FEE 40.00 BY MG
RECORDED FOR Provo Abstract Co
ELECTRONICALLY RECORDED BY CSC

PAC #43978

WARRANTY DEED

J4 DEVELOPMENT, INC, a Utah Corporation, grantor,
Of 1065 Trinnaman Lane, Lehi, UT 84043, hereby **CONVEY and WARRANT** to

JOSHUA BLACK and ASHLEY BLACK, Husband and Wife as Joint Tenants, grantee,
Of 46 East Carter Drive, Lehi, UT 84045

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

All of Lot 6, Plat "A", DUBOIS PARK SUBDIVISION, Lehi, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

Tax #37:342:0006

Subject to easements and restrictions of record.

WITNESS, the hand of said grantor, this 1 day of June, A.D. 2023.

J4 DEVELOPMENT, INC, a Utah Corporation

By: Michael A. Dubois
MICHAEL A. DUBOIS, PRESIDENT

STATE OF UTAH
COUNTY OF UTAH

On this 1 day of June, 2023, personally appeared MICHAEL A. DUBOIS, PRESIDENT of J4 DEVELOPMENT, INC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is the PRESIDENT of J4 DEVELOPMENT, INC and said document was signed by him/her on behalf of said Corporation by Authority of its Bylaws or Resolution of its Board of Directors, and said PRESIDENT acknowledged to me said Corporation executed the same.

Witness my hand and official seal.

Notary Public

MICHAEL A CRANDALL
NOTARY PUBLIC·STATE OF UTAH
COMMISSION# 709387
COMM. EXP. 12-06-2023