

# Corporate Warranty Deed

Grantor: Impulse Buy LLC, a Utah limited liability company

hereby **CONVEY AND WARRANT** to:

Grantee: James Jackson and Natasha Jackson, husband and wife  
of: 6073 W Minots Ledge Dr., Highland, UT 84003

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within UTAH County, State of UTAH to wit:

Unit 237, CK Farms, Terracom Communities, Phase 2 Subdivision, according to the Official Plat thereof  
on file in the Utah County Recorder's Office.

Tax ID No.: 65-578-0237

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations,  
easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all  
regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities  
applicable to and enforceable against the premises described herein.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was  
duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful  
meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 4<sup>th</sup> DAY OF APRIL, 2022.

) \_\_\_\_\_  
) Impulse Buy LLC, a Utah limited liability company  
)  
)  
) By: Brett Folkman, Managing Member

STATE OF UTAH )  
) §.  
County of Utah )

On this 4<sup>th</sup> day of April, 2022 personally appeared before me Brett Folkman whose identity is  
personally known to me (or proved to me on the basis of satisfactory evidence) and who by me  
duly sworn (or affirmed), did say that he is the Managing Member of Impulse Buy LLC, a Utah  
limited liability company, the Corporation that executed the foregoing instrument and that said  
document was signed by them in behalf of said corporation by authority of its bylaws (or of a  
Resolution of its Board of Directors), and he acknowledged to me that said corporation executed  
the same.



\_\_\_\_\_  
Notary Public