

MAIL TAX NOTICES TO GRANTEE AT:
6363 Stone Ridge Drive, Mountain Green, Utah 84050

Property Reference Information:

Parcel ID: 6-91-1

Property Address:

738 East 800 North, Richfield, Utah 84701

WARRANTY DEED

MCER HOLDINGS, LLC, a Utah limited liability company ("Grantor")

In exchange for good and valuable consideration, herby conveys and warrants to

10 SIDEWALK

- SIDEWALK HOLDINGS, LLC, a Utah limited liability company ("Grantee")

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

LOT 1, IDEAL ACRES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEROF ON FILE AND OF RECORD IN THE SEVIER COUNTY RECORDER'S OFFICE

With all the covenants and warranties of title from Grantor in favor of Grantee 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 2023 and thereafter.

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

DOC # 00434397

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06/21/2023 03:03:50 PM Fee \$40.00 By SIDEWALK HOLDINGS L



Information for reference purposes:

Parcel ID: 6-91-1

Property Address:

738 East 800 North, Richfield, Utah 84701

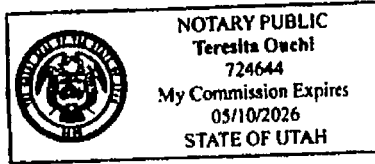
-Signature Page to Warranty Deed-

Witness the hand of Grantor this 20th day of June, 2023.




MCER HOLDINGS, LLC
Mark Dennis
President

STATE OF UTAH)
) ss.
COUNTY OF UTAH)



On this 20th day of June, 2023, personally appeared before me **MCER Holdings, LLC, Mark Dennis, President**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument.

Witness my hand and official seal.



NOTARY PUBLIC

DOC # 00434397

Warranty Deed B: 0818 P: 1767
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