ENT 44692:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Jul 11 09:28 AM FEE 40.00 BY KR
RECORDED FOR SCC
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO: Ohana Unity LLC 1224 Dorothy Drive Glendale, CA 91202

WARRANTY DEED

PERGENTINO CALICA, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY Grantor

of Provo, County of Utah, State of Utah,

hereby CONVEYS and SPECIALLY WARRANTS against all claiming under or through Grantor, to

Ohana Unity LLC, as Trustee of the 1395 North Trust Statutory Trust, dated June 17, 2023, Grantee

of Provo, County of Utah, State of Utah, for the sum of

Zero Dollars (\$0.00) and other good and valuable considerations-----

the following described tract of land in Utah County, State of Utah, together with all rights and privileges appurtenant thereto, to-wit:

ALL OF LOT 38, PLAT "L", OAK HILLS SUBDIVISION, PROVO, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH

Parcel I.D. # 48-048-0038

Subject to Easements, Covenants, Restrictions, Rights, Rights of Way, and Reservations appearing of record and general and special taxes for the year 2023 and each year thereafter.

AND the Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor and no other, subject to the matters above set forth.

Date: 7-16- 2023

PERGENTINO CALICA

ENT 44692:2023 PG 2 of 2

CALIFORNIA JURAT

(CALIFORNIA GOVERNMENT CODE § 8202)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

accuracy, or validity of that document.
STATE OF CALIFORNIA COUNTY OF LOS ANGELES
Subscribed and sworn to (or affirmed) before me on this $\underline{10}$ day of $\underline{\text{July}}$, $\underline{20}$, $\underline{23}$, by Pergentino Calica, proved to me on the basis of
(Name of Signer(s)) satisfactory evidence to be the person(s) who appeared before me.
KATHREEN ASEF Notary Public · California Riverside County Commission # 2326352 My Comm. Expires Apr 26, 2024
ADDITIONAL OPTIONAL INFORMATION
Description of Attached Document Title or Type of Document: Warranty Deed Document Date: 07/10/2023
Number of Pages: 1 Signer(s) Other Than Named Above:
Additional Information: