

Prepared By:  
Bhava Title Insurance Agency, LLC  
9069 S 1300 W, Suite B  
West Jordan, UT 84088

When Recorded, Mail Deed and Tax Notice To:  
William Kurt Dean and Kimberlee Dean  
451 E Newport Parc Ln, Unit 1902  
Draper, UT 84020  
File 00539-BA

## WARRANTY DEED

GRANTORS: C&JZ PROPERTIES LLC,

Hereby CONVEY(S) and WARRANT(S) to

GRANTEES: William Kurt Dean and Kimberlee Dean as Joint Tenants,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in UTAH County, State of Utah, to-wit:

LOT 3, PLAT "A", PARADISE LANE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

**Tax Parcel No.:** 49-011-0003

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2023 and thereafter.

WITNESS the hand of said grantor(s), this 20th day of July, 2023.

### C&JZ PROPERTIES LLC

Jenna Joanne Zenger  
Jenna Joanne Zenger, Manager

Cody Royal Zenger  
Cody Royal Zenger, Manager

State of Florida

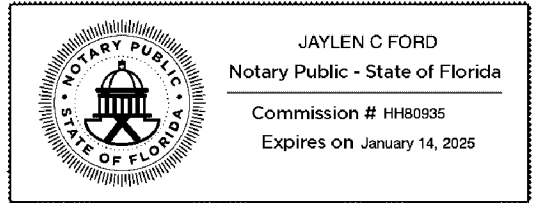
County of Broward

On 21 day of July, 2023, personally appeared before me ~~Jenna Joanne Zenger and~~ *JCZ*  
Cody Royal Zenger, the managers of C&JZ PROPERTIES LLC, on behalf of the Corporation, the  
signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

*Jaylen C. Ford*  
Notary Public Jaylen C Ford

Type of identification produced: UT driver's license  
Notarized online using audio-video communication



ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS )
City County of Fort Bend )

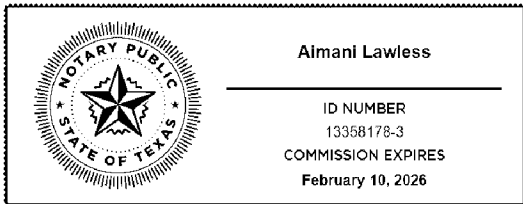
On 07/21/2023 before me, Aimani Lawless,
Date Notary Name

personally appeared Jenna Joanne Zenger
Name(s) of Signer(s)

- personally known to me -- OR --
proved to me on the basis of the oath of ... -- OR --
proved to me on the basis of satisfactory evidence: driver\_license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies)
and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s),
or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for
the purposes and consideration therein stated.

WITNESS my hand and official seal.



Notary Public Signature: Aimani Lawless

Notary Name: Aimani Lawless

Notary Commission Number: 13358178-3

Notary Commission Expires: 02/10/2026

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: WD

Document Date: 07/21/2023 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jenna Joanne Zenger

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer Title:
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:

Signer Is Representing: Jenna Joanne Zenger

- Corporate Officer Title:
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:

Signer Is Representing: