

MAIL TAX NOTICES TO GRANTEE(S) AT:
385 SOUTH 1300 EAST
SPRINGVILLE, UT 84663

ENT 49003 : 2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Jul 28 11:27 AM FEE 40.00 BY CS
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **23-054-0008**

Property Address(es) (if any):

385 SOUTH 1300 EAST, SPRINGVILLE, UT 84663

WARRANTY DEED

JACQUES CONSTRUCTION, LLC, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

PEGUY JACQUES, SINGLE MAN ("Grantee(s))"

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

COMMENCING NORTH 635.14 FEET AND WEST 1993.79 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°02'00" WEST 114.36 FEET; THENCE NORTH 22°25'00" WEST 17.27 FEET; THENCE NORTH 54.14 FEET; THENCE SOUTH 89°02'00" EAST 120.92 FEET; THENCE SOUTH 70 FEET TO BEGINNING.

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) 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 the following page.]

Information for reference purposes:

GT Title File No.: **L54091E**
Tax Parcel No(s): **23-054-0008**
Property Address(es) (if any):
385 SOUTH 1300 EAST, SPRINGVILLE, UT 84663

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 27 day of **JULY, 2023**.

JACQUES CONSTRUCTION, LLC

By: Peguy Jacques
Peguy Jacques
Its: Member

STATE OF UTAH)
COUNTY OF UTAH) ss.

On this 27 day of **July, 2023**, personally appeared before me **Peguy Jacques**, who stated that he/she is the **Member of JACQUES CONSTRUCTION, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

Summermaula Doyle
NOTARY PUBLIC

