

MAIL TAX NOTICES TO GRANTEE AT:  
150 W 1000 N, Bountiful, UT 84010

ENT 59512:2023 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Sep 08 03:53 PM FEE 40.00 BY AR  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **66-092-0017**  
Property Address(es) (if any):  
**2852 W SHADY BEND LANE, LEHI, UT 84043**

## WARRANTY DEED

**Anna Brewer f/k/a Anna K. Westbrook** ("Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants to

**JT3 Investments, LLC, a Utah limited liability company** ("Grantee"),

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"):

**See Attached Exhibit "A"**

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.

**\*\*ALSO SUBJECT TO THE FOLLOWING\*\***

**Deed of Trust**, summarized as follows:

Recorder's Entry No.: 99136:2019  
Date Recorded: October 1, 2019  
Date of Document: September 26, 2019  
Dollar Amount: \$373,000.00  
Borrower/Trustor: Anna K. Westbrook, an unmarried woman  
Lender: Provident Funding Associates, L.P.  
Beneficiary: MERS, as nominee for Lender  
Trustee: First American Title Company

**Home Equity Line of Credit Deed of Trust**, summarized as follows:

Recorder's Entry No.: 23210:2020  
Date Recorded: February 24, 2020  
Date of Document: February 14, 2020  
Dollar Amount: \$37,800.00  
Borrower/Trustor: Anna K. Westbrook  
Lender/Beneficiary: Mountain America Federal Credit Union  
Trustee: Mountain America Federal Credit Union

*Information for reference purposes:*

GT Title File No.: **OG54707C**  
Tax Parcel No(s): **66-092-0017**  
Property Address(es) (if any):  
**2852 W SHADY BEND LANE, LEHI, UT 84043**

**-Signature Page to Warranty Deed-**

Witness the hand of Grantor this 7 day of **SEPTEMBER, 2023**.

*Anna Brewer fka Anna Westbrook*

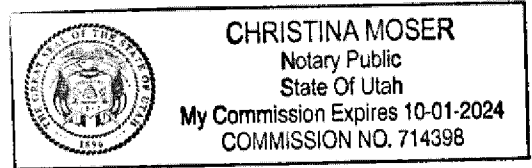
**Anna Brewer f/k/a Anna K. Westbrook**

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 7 day of **September, 2023**, personally appeared before me **Anna Brewer f/k/a Anna K. Westbrook**, 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.

*Christina Moser*

NOTARY PUBLIC



*Information for Reference Purposes:*

File No.: **OG54707C**

Tax Parcel No(s): **66-092-0017**

Property Address(es):

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**EXHIBIT "A"**  
**Legal Description**

LOT 17, SHADOW RIDGE, PHASE 1 AMENDED, A PLANNED COMMUNITY DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID PAROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, (THE REFERENCED DECLARATION OF PROJECT PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHTS TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT, AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED).