



MAIL TAX NOTICE TO GRANTEE:
Janya Properties, LLC
1505 N Evergreen Street
Burbank, CA 91505
File Number: 2042683LW

ENT59966:2020 PG 1 of 1
Jeffery Smith
Utah County Recorder
2020 May 05 03:05 PM FEE 40.00 BY CS
RECORDED FOR Old Republic Title (Orem)
ELECTRONICALLY RECORDED

WARRANTY DEED

James Janya, a married man GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Janya Properties, LLC, a Utah limited liability company GRANTEE

the following tract of land in Utah, County, State of UTAH, to-wit

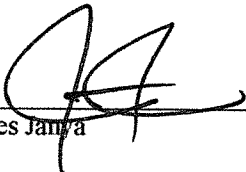
Lot 25, Plat "B", CHAMPION ESTATES SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

TAX ID NUMBER FOR PROPERTY: 36-159-0025

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

Effective as of this 17 day of April, 2020.

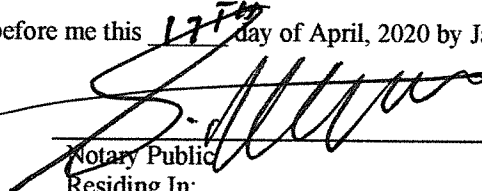
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


James Janya

STATE OF CALIFORNIA

COUNTY OF ~~UTAH~~ LOS ANGELES

The foregoing instrument was acknowledged before me this 17th day of April, 2020 by James Janya.


Notary Public
Residing In:
Commission Expires:

