

Recording Requested by:
First American Title Insurance Company
346 West Center Street
Orem, UT 84057
(801)762-0011

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
White Claw Properties LLC
48 North 1100 East
American Fork, UT 84003-2910

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **395-6207034 (ND)**
A.P.N.: **51-319-0003**

Riverbirch Associates, L.C., Grantor, of **American Fork, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to

White Claw Properties, LLC, Grantee, of **American Fork, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

UNIT 3, PLAT "A", RIVERBIRCH OFFICE PARK, PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this May 23, 2022.

Riverbirch Associates, LC, a Utah limited liability company

By: Jesse N. Hunsaker authorized member

Name: Jesse N Hunsaker

Title: Authorized Member

STATE OF Utah)
County of Utah)ss.

On May 23, 2022, before me, the undersigned Notary Public, personally appeared **Jesse N. Hunsaker, Authorized Member of Riverbirch Associates, LC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(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 that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 4-24-25

[Signature]
Notary Public

