

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE AT:
2655 NORTH CENTER STREET, LEHI, UT 84043

Transaction Reference Information:

File Number: **L58868E**
Tax Parcel No(s): **68-073-0007**
Property Address(es) (if any):
975 W. 125 S., LEHI, UT 84043

WARRANTY DEED

JAMES R. WEBB, ("*Grantor*"),

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

BAUMHAUS, L.L.C., 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*"):

**LOT 7, HUNTING FARMS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.**

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 2024 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

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-Signature Page to Warranty Deed-

Witness the hand of Grantor this 10 day of **SEPTEMBER, 2024**.



JAMES R. WEBB

STATE OF Wyoming)
) ss.
 COUNTY OF Lincoln)

On this 20 day of **September, 2024**, personally appeared before me **JAMES R. WEBB**, 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.

JULIA SHUMWAY
 NOTARY PUBLIC
 STATE OF WYOMING
 COMMISSION ID: 162457
 MY COMMISSION EXPIRES: 03/30/2029



NOTARY PUBLIC