ENT 65614:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 24 03:37 PM FEE 40.00 BY KR
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

After Recording, Return To:



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

Transaction Reference Information:

File Number: L58870E
Tax Parcel No(s).: 68-073-0008
Property Address(es) (if any):
953 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 8, 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:

GT Title File No.: L58870E Tax Parcel No(s).: 68-073-0008 Property Address(es) (if any): 953 W. 125 S., LEHI, UT 84043

-Signature Page to Warranty Deed-

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

JAMES R. WEBB

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