

AFTER RECORDING RETURN TO:
Selene Title
3501 Olympus Blvd, Suite 510
Coppell, TX 75019
File No. SEC-TRSDEED4.0-037-UT

This document prepared by:
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8940 Main Street
Clarence, NY 14031
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Tax ID No.: 41:922:0012

WARRANTY DEED

THIS DEED made and entered into on this 3rd day of October, 2023, by and between **TRUE NORTH BORROWER UTAH, LLC, a Delaware limited liability company**, located at PO Box 4090, Scottsdale, AZ 85261 hereinafter referred to as Grantor(s) and **TRUE NORTH TRS 1, LLC**, located at PO Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of , cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Utah County, Utah:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 3763 West Drexler Drive, Lehi, UT 84043

Prior instrument reference: Instrument Number: 59402:2022, Recorded: 05/13/2022

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set his/her/their hand(s) and seal(s) on this 3 day of OCT, 2023

TRUE NORTH BORROWER UTAH, LLC

Jennifer Lauria
Name: Jennifer Lauria
Title: Auth signor

STATE OF Arizona
COUNTY OF Maricopa

On this 3 day of Oct, 2023, before me, the undersigned Notary Public, personally appeared Jennifer Lauria as Authorized Signer on behalf of TRUE NORTH BORROWER UTAH, LLC known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing date of Oct 3, 2023 and acknowledged that he/she/they has executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

Karen Turyan
Notary Public

Print Name: Karen Turyan

My commission expires 6/30/2024



EXHIBIT A
LEGAL DESCRIPTION

The following described tracts of land in Utah County, State of Utah, to-wit;

LOT 2612, HOLBROOK FARMS PLATS B, PHASE 6, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Parcel ID Number: 41:922:0012

Property Commonly Known As: 3763 West Drexler Drive, Lehi, UT 84043