When recorded mail to (Tax Mailing Address):
Grantee
6347 W 10400 N
Highland, UT 84003
MTC File No. 335428

ENT 76228:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 21 03:11 PM FEE 40.00 BY CS
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

WARRANTY DEED

Brad Holmes and Holmes Custom LLC, a Utah limited liability company , GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Bradley Holmes, a married man,

as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF THE HHC HIGHLAND SUBDIVISION, SAID POINT ALSO BEING ON A BOUNDARY LINE AGREEMENT, SAID POINT LIES NORTH 89°59'12" EAST 462.108 FEET ALONG THE SECTION LINE AND SOUTH 33.000 FEET FROM THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING (3) COURSES: 1) SOUTH 00°00'48" EAST 87.676 FEET; 2) SOUTH 08°31'32" WEST 15.296 FEET; 3) SOUTH 00°09'23" WEST 285.875 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE ALONG SAID LOT 2 THE FOLLOWING (3) COURSES: 1) NORTH 80°49'48" WEST 144.873 FEET; 2) NORTH 365.555 FEET; 3) NORTH 89°59'13" EAST 146.050 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 68-084-0002

Subject to general property taxes for the current year and thereafter. Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

Warranty Deed

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In witness whereof, the grantors have executed this instrument this day of November, 2023.
Brad Holmes
Holmes Homes Custom LLC, a Utah limited liability company
By:
Daron Smith, Treasurer of Holmes Homes, Inc. The Manager of Holmes Homes Custom, LLC
STATE OF UTAH) :ss
COUNTY OF SALT LAKE)
The foregoing instrument was acknowledged before me this day of November, \(\frac{2023}{2023}, \text{ by Brad Holmes}. \)
VICKI L FLEMING NOTARY PUBLIC-STATE OF UTAH COMMISSION# 716568
STATE OF UTAH) COMM. EXP. 02-23-2025
COUNTY OF SALT LAKE)
The foregoing instrument was acknowledged before me this day of November, 2023, by Daron Smith, Treasurer of Holmes Homes, Inc. The Manager of Holmes Homes Custom LLC, a Utah limited liability company.
Hamina
Notary Public VICKI L FLEMING
Notary Public Notary Public STATE OF UTAL
COMM. EXP. 02-23-2025