When recorded mail to (Tax Mailing Address):
Grantee
469 North 1220 West
Provo, UT 84601
MTC File No. 336720

ENT 7797:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Feb 07 04:41 PM FEE 40.00 BY KR
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

## WARRANTY DEED

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

Heber Jackson Clement, a married man,

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

Commencing at the Northeast corner of Lot 1, Block 4, Plat "C", Maple Village Subdivision, Provo, Utah; thence South 89°14'40" West 129 feet along a fence; thence South 00°17'10" West 82 feet; thence South 89°14'40" East 29 feet along a fence; thence North 00°17'11" East 9.95 feet; thence South 89°11'30" East 100 feet; thence North 00°17'10" East 75.78 feet to the point of beginning.

Tax Parcel No. 46-013-0077

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]

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In witness whereof, the grantors have executed this instrument this 7<sup>th</sup> day of February, 2024.

TCG Enterprises, LLC, a Utah limited liability company

Connie Greene, Manager

STATE OF UTAH

) :SS

**COUNTY OF UTAH** 

The foregoing instrument was acknowledged before me this 7th day of February, 2024, by Connie Greene as Manager of TCG Enterprises, LLC, a Utah limited liability company.

JUSTIN B STRATTON My Commission Expires December 5, 2027 **COMMISSION NUMBER 733807** 

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