

MAIL TAX NOTICES TO GRANTEE(S) AT:
1473 S 1140 E
HEBER CITY, UT 84032

ENT 83583:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 27 04:32 PM FEE 40.00 BY AC
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): 41-690-0004

Property Address(es) (if any):

11073 NORTH ALPINE HIGHWAY, HIGHLAND, UT 84003

WARRANTY DEED

LBF-95, L.C., ("Grantor"),

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

LITTLE INDIA, LLC, A UTAH LIMITED LIABILITY COMPANY ("Grantee(s)")

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 4, HIGHLAND MARKETPLACE 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(s) 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 2023 and thereafter.

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

Information for reference purposes:

GT Title File No.: **P55023B**
Tax Parcel No(s): **41-690-0004**
Property Address(es) (if any):
11073 NORTH ALPINE HIGHWAY, HIGHLAND, UT 84003

-Signature Page to Warranty Deed-

THE UNDERSIGNED PERSON WHO SIGNS THIS DEED HEREBY CERTIFIES THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this 19 day of **DECEMBER, 2023**.

LBF-95, L.C.


By: Lynnette Childs Loveland Trust Amended and Restated U/A/D October 12, 2004

Its: Manager

By: 
Lynnette C Loveland, Trustee

STATE OF UTAH
COUNTY OF Utah } ss.

On this 19 day of December, **2023**, personally appeared before me **Lynnette C Loveland**, the named signer of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he/she duly acknowledged that he/she is the Trustee of **Lynnette Childs Loveland Trust Amended and Restated U/A/D October 12, 2004, Manager of LBF-95, L.C.** and that he/she executed this instrument in behalf of said Trust as Trustee by authority of the terms thereof. Witness my hand and official seal.


NOTARY PUBLIC

