

*When recorded mail to (Tax Mailing Address):*  
Grantee  
1435 W 1270 N  
Pleasant Grove, UT 84062  
MTC File No. 319002

ENT87062:2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Aug 03 03:07 PM FEE 40.00 BY IP  
RECORDED FOR Meridian Title Company  
ELECTRONICALLY RECORDED

## WARRANTY DEED

Joshua Hardman, GRANTOR(S), for good and valuable consideration, hereby  
CONVEY(S) and WARRANT(S) to

Simple 27, LLC, a Utah limited liability company,

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

Unit 303, Building "R", contained within the phase 20, Cambria Condominiums, as the  
same is identified in the condominium plat recorded in Utah County, Utah, as entry No.  
22003:2006, Map No. 11535 of the official records of the County Recorder of Utah  
County, Utah (as said condominium plat may have heretofore been amended or  
supplemented)and in the declaration of condominium for Cambria Condominiums  
recorded in Utah County, Utah as Entry No. 111749:2004 of the official records of  
County Recorder of Utah County, Utah (as said Declaration may have heretofore been  
amended or supplemented), together with an undivided percentage of ownership interest  
in the common areas and facilities.

Tax Parcel No. 65-181-0303

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]*

### ACCOMMODATION RECORDING ONLY.

Meridian Title Company makes no representation as to  
condition of title, priority of lien, nor does it assume any  
responsibility for validity, sufficiency or effect of document.

