

Vanguard Title Insurance Agency, LLC  
Mail Tax Notices to and  
WHEN RECORDED RETURN TO:  
John A Durling and Rachel A Durling  
10349 N 5950 West  
Highland, UT 84003  
File No.: 48476-BA

**WARRANTY DEED**

GRANTOR(S): **Pyrus Holdings, LLC, a Utah Limited Liability Company**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **John A Durling and Rachel A Durling, husband and wife**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of UTAH:

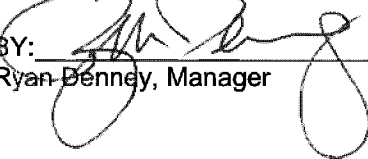
**Lot 15, RUBY ESTATES, according to the Official Plat thereof, on file and of record in the Office of the Utah County Recorder, State of Utah.**

Tax Parcel No.: 51-614-0015

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 7 day of July, 2020.

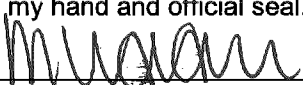
Pyrus Holdings, LLC, a Utah Limited Liability Company

BY:   
Ryan Denney, Manager

State of Utah            }  
                                  }ss.

County of Utah        }

On this 07 day of 07/2020, personally appeared before me, Ryan Denney,, who being duly sworn, did say that he/she/they is/are a Manager (s) of Pyrus Holdings, LLC, a Utah Limited Liability Company, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.  
  
\_\_\_\_\_  
Notary Public

