

**Mail Tax Notice To:**  
**Patricia Angelica Gomez**  
**Carlos Ernesto Gaspar Molina**  
**2965 S Tower Hill Way**  
**Salt Lake City, UT 84120**

# WARRANTY DEED

Corporation

**Mountains West Ranches a J.T. Grant Co., Inc.**, a Corporation organized and existing under the laws of the State of Utah, GRANTOR(S), with its principal office at PO Box 981990, Park City UT 84098, hereby CONVEYS AND WARRANTS to: **Patricia Angelica Gomez and Carlos Ernesto Gaspar Molina**, as joint tenants with full rights of survivorship, Grantee(s) of: **2965 S Tower Hill Way, Salt Lake City, UT 84120**, for the sum of Ten and NO/100.....DOLLARS, and other good and valuable considerations, for the following described tract of land in Duchesne County, State of Utah:

**Lot 3, Lake Pointe Ranches, Phase 2, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.**

APN: 00-0035-1830                      Serial# LPR-0002-0003

Excepting and reserving all gas, oil and other mineral rights. Subject to easements and rights-of-way and easements enforceable in law and equity. Together with all buildings, fixtures and improvements thereon and all water rights, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof:

WITNESS, the hand of said grantors, this 9th day of July, A.D. 2018.

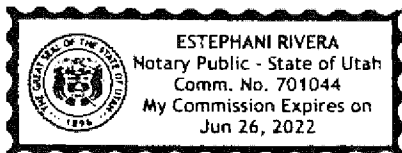
**Mountains West Ranches,  
a J.T. Grant Co., Inc.**


  
Tren J. Grant, President

STATE OF UTAH }  
COUNTY OF Wasatch } ss.

On this 9th day of July, 2018, personally appeared before me **Tren J. Grant**, who being duly sworn, did say that he is the President (or officer or agent, as the case may be) of, **Mountains West Ranches, a J.T. Grant Co., Inc.**, and that said instrument was signed in behalf of said corporation by authority of its bylaws (or resolution of its board of directors as the case may be) and said **Tren J. Grant** acknowledged to me that said corporation executed the same.

Witness my hand and official seal



  
\_\_\_\_\_  
Notary Public

\*Note: Trustee must be a member of the Utah State Bar; a bank, a building and loan association or saving and loan association authorized to do such business in Utah a Corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.

ACCEPTED: x  07/09/18  
Patricia Angelica Gomez                      Date

ACCEPTED: x  07/09/18  
Carlos Ernesto Gaspar Molina                      Date

**When recorded, return to:**

Swanilda Suarez  
2965 S. Tower Hill Way  
West Valley City, Utah 84120

**Parcel ID:** 00-0035-1830  
**Serial#** LPR-0002-0003

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**CORRECTION SPECIAL WARRANTY DEED**

Reference is made to that certain Special Warranty Deed, recorded December 16, 2019 as Entry No. 532068, with the Duchesne County Recorder (hereinafter, the "***Deed***"). This Correction Special Warranty Deed corrects the Deed with respect to the erroneous name of the "Grantor" set forth therein. The Deed is corrected as follows:

Patricia Angelica Gomez, an individual, Grantor, hereby conveys and warrants against all who legally claim by, through or under grantor, to Swanilda Suarez, an individual, Grantee, whose current address is 2965 S Tower Hill Way, West Valley City, Utah 84120, for the sum of \$10.00 and other valuable consideration, an undivided 50% tenant in common interest in and to the following parcel of real property situated in Duchesne County, State of Utah, to wit:

**Lot 3, Lake Pointe Ranches, Phase 2, according to the official plat thereof as found in the office of the Duchesne County Recorder's Office.**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law or equity.

*[Signature Page Follows]*

