

Mail Tax notice to:  
Grantee  
1791 West 60 South  
Pleasant Grove, UT 84062  
File No.: MA15250  
Tax ID No.: 65:408:0206

ENT 101916 : 2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Sep 20 11:10 AM FEE 40.00 BY CS  
RECORDED FOR Metro National Title Associates  
ELECTRONICALLY RECORDED

## **WARRANTY DEED**

**Shannah M. Kanet**

**GRANTOR** of Draper, State of Utah, hereby CONVEYS and WARRANTS TO:

**Thomas Charles Pickett, A Married Man**

**GRANTEE** of , State of for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND  
VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:

**Lot 206, Plat "A" Amended, The Commons, located in the Southwest 1/4 of Section 19, Township 5  
South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah County, Utah, according  
to the recorded plat thereof on file at the office of the Utah County Recorder.**

**TOGETHER WITH** a right and easement of use and enjoyment in and to the Common Areas  
described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions,  
which include, without limitation, an easement for vehicular ingress and egress over and across said  
Common Areas to and from said Lot to a physically open and legally dedicated public street.

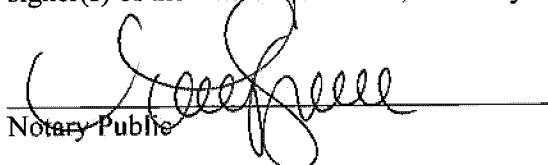
**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not  
delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations  
now of Record.

WITNESS, the hand(s) of said grantor(s), 19th day of September, 2022.

  
Shannah M. Kanet

State of Utah County of Utah )ss:

On this date, September 19, 2022, personally appeared before me Shannah M. Kanet, the signer(s) of the within instrument, who duly acknowledged to me that she executed the same.

  
Notary Public

