

ENT 107342 : 2019 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2019 Oct 18 11:51 AM FEE 40.00 BY SW  
RECORDED FOR Solidifi Title and Closing LLC  
ELECTRONICALLY RECORDED

**When Recorded Mail Document and Tax Notice To:**

CDM-1728843  
Raphael Devonas and Ariane Devonas  
3652 S. Lake Mountain Drive  
Saratoga Springs, UT 84045

**WARRANTY DEED**

**RAPHAEL DEVONAS AND ARIANE DEVONAS FORMERLY KNOWN AS ARIANE WARBIER, HUSBAND AND WIFE** Grantor(s) of UTAH County, State of Utah hereby CONVEYS and WARRANTS to **RAPHAEL DEVONAS AND ARIANE DEVONAS**, Grantee(s) of UTAH County, State of Utah for the sum of Ten DOLLARS and other good and valuable consideration, the following described tract of land in UTAH COUNTY, State of Utah, to-wit:

LOT 233, PLAT "G", LAKE MOUNTAIN ESTATES SUBDIVISION BEING A REVISION OF A PORTION OF PLAT "A", LAKE MOUNTAIN ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH

PARCEL ID: 45-318-0233

THIS BEING THE SAME PROPERTY CONVEYED TO RAPHAEL DEVONAS AND ARIANE WARBIER, HUSBAND AND WIFE FROM NICHOLAS NYDAM AND BRITTANY NYDAM, HUSBAND AND WIFE AS JOINT TENANTS, IN A DEED DATED JUNE 22, 2018, AND RECORDED JUNE 28, 2018, IN DEED INSTRUMENT NUMBER 60581:2018.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 property taxes and thereafter.

Commonly known as 3652 S Lake Mountain Drive, Saratoga Springs, UT 84045

Witness the hand of said Grantor this 11<sup>th</sup> day of October, 2019.

RAPHAEL DEVONAS

ARIANE DEVONAS FORMERLY KNOWN AS ARIANE WARMBIER

STATE OF UTAH }

:ss.

COUNTY OF Utah }

On this 11<sup>th</sup> day of October, in the year 2019, before me, a notary public, personally appeared before me, **RAPHAEL DAVONAS AND ARIANE DEVONAS FORMERLY KNOWN AS ARIANE WARMBIER**, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.

PAUL V STALEY  
Notary Public

My commission expires: 01/21/2020

