

Recording requested by:  
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:  
Kolten Smith and Brylee Wilcox  
428 South 300 East  
American Fork, UT 84003

File Number: RIV-104411-SS  
Parcel ID: 13-053-0024

ENT 10890 : 2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Feb 14 12:20 PM FEE 40.00 BY MG  
RECORDED FOR Eagle Gate Title Insurance  
ELECTRONICALLY RECORDED

## **Warranty Deed**

**CARSON LUKE AND PARKER LUKE,**

Grantors, hereby CONVEY(S) IN WARRANTY to

**Kolten Smith and Brylee Wilcox, joint tenants,**

Grantees, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of Utah, to-wit

**COMMENCING 500.2 FEET SOUTH AND 326.4 FEET EAST OF THE QUARTER CORNER BETWEEN SECTION 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°36'00" WEST 76 FEET; THENCE NORTH 89°29'00" WEST 127.6 FEET; THENCE NORTH 76 FEET; THENCE SOUTH 89°29'00" EAST 128.4 FEET TO THE PLACE OF BEGINNING.**

**APN(s): 13-053-0024**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

WITNESS, the hand of said grantors, this 17 day of February, 2025

Carson Luke  
Carson Luke

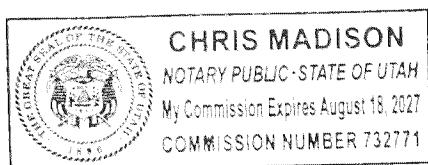
Parker Luke  
Parker Luke

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 17 day of February, 2025, before me Chris Madison,  
a notary public, personally appeared Carson Luke and Parker Luke, proved on the  
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed  
to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Chris Madison  
Notary Public



WARRANTY DEED