



File # 20-1986

ENT 112543:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Aug 03 02:43 PM FEE 40.00 BY IP
RECORDED FOR Access Title Company
ELECTRONICALLY RECORDED

WARRANTY DEED

Kurt Gilbert, McKale Gilbert, and James Gilbert, Grantor(s) of Orem, County of Utah, State of UT
, hereby CONVEY and WARRANT to

David Mella and Mary Mella, husband and wife

Grantee(s),

of 2046 West Fairway Lane Orem, UT 84059

for the sum of ***TEN DOLLARS and other good and valuable consideration***
the following tract of land in Utah County, State of UT:

See Attached "Exhibit A"

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto,
being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or
enforceable in law or equity and general property taxes for the year 2020 and thereafter.

WITNESS the hand of said grantor, this 30th day of July, 2020

Kurt Gilbert

McKale Gilbert

James Gilbert

STATE OF UTAH)

:ss

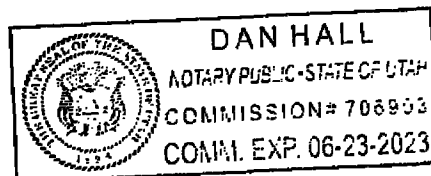
COUNTY OF Utah)

On the 30th day of July, 2020, personally appeared before me Kurt Gilbert, McKale Gilbert and James Gilbert, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

My Commission Expires: 06-23-2023

Notary Public

Residing At: Orem, UT



“Exhibit A”

Lot 248, Phase 2, The Ponds at Sleepy Ridge, Planned Residential Development, Orem, Utah, the same is identified in the recorded plat in Utah County, Utah, as Entry No. 103447:2013, and Map Filing No. 14067, and in Declaration of Easements, Covenants, Conditions and Restrictions for Sleepy Ridge, recorded as Entry No. 139465:2004 (as said declaration may have heretofore been amended or supplemented).

TOGETHER WITH a non—exclusive easement for purposes of use and enjoyment in and to the Common Areas as set forth in Declaration of Covenants, recorded as Entry No. 139465 :20 04 (as said declaration may have heretofore been amended or supplemented).

TOGETHER WITH access set forth in Access Easement Agreement recorded as Entry No. 40345:2009 of official records.

Tax Serial Number 49:760:0248