

Mail Tax notice to:  
Grantee  
1152 North 160 East Estate  
American Fork, UT 84003  
MNT File No.: 77380  
Tax ID No.: 50-052-0030

ENT115761:2020 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Aug 07 08:52 AM FEE 40.00 BY MA  
RECORDED FOR Metro National Title  
ELECTRONICALLY RECORDED

## **WARRANTY DEED**

**Donald H. Woodlief, Trustee of the Donald H. Woodlief Irrevocable Trust dated August 22, 2013**

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

**Allen B Erikson and Mardon E Erikson, Husband and Wife as Joint Tenants**

**GRANTEE** of 1152 North 160 East Estate, American Fork, UT 84003 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 30, as identified in the Plat recorded February 23, 2001 as Entry No. 16612, contained within Plat "A", Quail Meadows at Tri-City, Planned Unit Development identified in the "Declaration of Covenants, Conditions and Restrictions for Quail Meadows Planned Unit Development," recorded initially in the Office of the Utah County Recorder as Entry No. 16613:2001 as such may be amended from time to time.

Also described as follows:

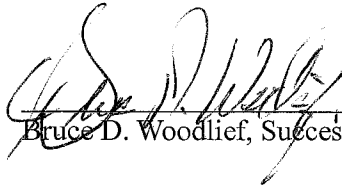
Lot 30, Plat "A", Quail Meadows at Tri-City, Planned Unit Development as identified in the "Declaration of Covenants, Conditions and Restrictions for Quail Meadows Planned Unit Development" recorded in the office of the Utah County Recorder as Entry No. 16613:2001.

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.

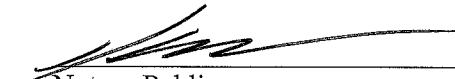
{Signatures and Acknowledgement Attached}

WITNESS, the hand of said grantor, this 5th day of August, 2020.

 Successor Trustee  
Bruce D. Woodlief, Successor Trustee

State of Utah, County of Utah )ss:

On August 5, 2020, personally appeared before me Bruce D. Woodlief who upon being duly sworn (or affirmed) upon oath that he did sign the foregoing instrument with authority as granted in the capacity as Successor Trustee of the Donald H. Woodlief Irrevocable Trust dated August 22, 2013, and that the said Bruce D. Woodlief, duly acknowledged to me that he executed the same.

  
Notary Public

