

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Jessica Ayala-Sanchez
2287 W 200 N
Provo, UT 84601

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **320-6251860 (RD)**
A.P.N.: **51-023-0002**

Valerie Chatwin, Grantor, of **Provo, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

Jessica Ayala-Sanchez, Unmarried Woman, Grantee, of **Provo, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

LOT 2, PLAT "B", RIVER VIEW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

A.P.N.: 51-023-0002

Warranty Deed - continued

File No.: 320-6251860 (RD)

Witness, the hand(s) of said Grantor(s), this 2/24/2023.

Valerie Chatwin
Valerie Chatwin

STATE OF Utah)
County of Utah)ss.

On February 24 2023, before me, the undersigned Notary Public, personally appeared **Valerie Chatwin**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 2.21.2026

Racquel H. Dunn
Notary Public

