

File No. 4870

SEND TAX NOTICES TO:
Mackenzie Beaver
656 West 1310 North
Lehi, UT 84043

ENT 123372 : 2022 PG 1 of 1
Andrea Allen
Utah County Recorder
2022 Dec 08 11:47 AM FEE 40.00 BY MC
RECORDED FOR Greenbrier Title
ELECTRONICALLY RECORDED

WARRANTY DEED RESPA

Michael Scicluna and Caroline Colby

Grantor,

of Lehi, County of Utah, State of UT
hereby CONVEY and WARRANT to

Mackenzie Beaver and Ryan Ellenberger

Grantee,

of Lehi, County of Utah, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of UT, to-wit

Lot 69, Courtyard Cove Subdivision, Phase 3, a Residential Planned Unit Development, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).

TAX ID NO. 36-949-0069

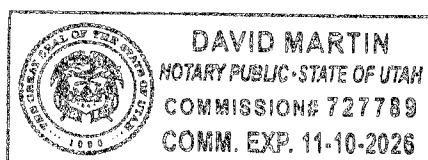
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 6th day of December, 2022


Michael Scicluna
Caroline Colby

STATE OF Utah)
COUNTY OF Utah)

On the 6th day of December, 2022, personally appeared before me Michael Scicluna and Caroline Colby, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public