

ENT 12423 : 2024 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Feb 28 01:45 PM FEE 40.00 BY AR  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
Taj Joshua Pereira  
1324 South 3610 East  
Spanish Fork, UT 84660



File No.: 173952-DMP

## **WARRANTY DEED**

Taj Joshua Pereira, a married man,

**GRANTOR(S)**, of Spanish Fork, State of Utah, hereby Conveys and Warrants to

Taj Joshua Pereira and Ashlyn Mikayla Pereira, husband and wife as joint tenants,

**GRANTEE(S)**, of Spanish Fork, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

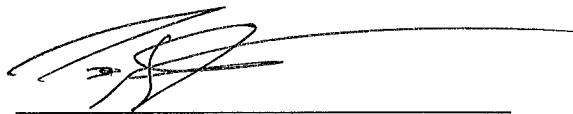
Lot 1061, QUIET VALLEY AT SPANISH FORK, PLAT C1, a Master Planned Development, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.: 50-142-1061** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 28th day of February, 2024.



Taj Joshua Pereira

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28th day of February, 2024, before me, personally appeared Taj Joshua Pereira, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

\_\_\_\_\_  
Notary Public

