

After Recording, Return To:



ENT 12479:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 21 12:51 PM FEE 40.00 BY AC
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

MAIL TAX NOTICES TO GRANTEE(S) AT:
**1568 SOUTH WHITE SAGE DRIVE
SANTAQUIN, UT 84655**

Transaction Reference Information:

Tax Parcel No(s): **68-186-0320** *LS9266E*
Property Address(es) (if any):
1568 SOUTH WHITE SAGE DRIVE, SANTAQUIN, UT 84655

WARRANTY DEED

RIDING SIDING CONSTRUCTION LLC, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

QUINTIN BYBEE AND CAMRYN BYBEE, HUSBAND AND WIFE, AS JOINT TENANTS ("Grantee(s)")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "*Property*"):

LOT 320, THE HILLS @ SUMMIT RIDGE PHASE "K", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by special warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2025** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Transaction Reference Information:

Tax Parcel No(s): **68-186-0320**

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-Signature Page to Warranty Deed-

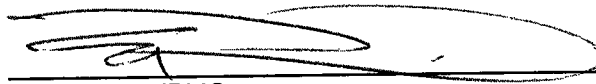
The undersigned person who sign this deed hereby certifies that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.
Witness the hand of Grantor this 20 day of **FEBRUARY, 2025**.

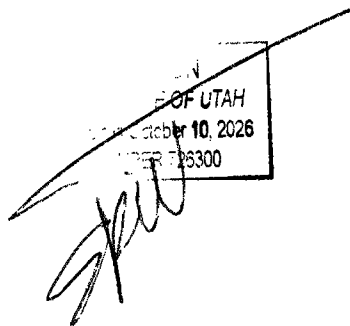
RIDING SIDING CONSTRUCTION LLC

By: 
James Ray Riding, Designated Agent

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 20th day of **February, 2025**, personally appeared before me **James Ray Riding**, who stated he is the **authorized representative for Riding Siding Construction LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.


NOTARY PUBLIC


STATE OF UTAH
My Commission Expires **October 10, 2026**
COMMISSION NUMBER **726300**

