

Prepared By:  
Bhava Title Insurance Agency, LLC  
9069 S 1300 W, Suite B  
West Jordan, UT 84088

When Recorded, Mail Deed and Tax Notice To:  
Matthew Wahlgren  
7886 N Bridleway Rd  
Eagle Mountain, UT 84005  
File 00140-BA

ENT 127556: 2022 PG 1 of 1  
**Andrea Allen**  
**Utah County Recorder**  
2022 Dec 28 09:32 AM FEE 40.00 BY CS  
RECORDED FOR Bhava title insurance agency llc  
ELECTRONICALLY RECORDED

## WARRANTY DEED

GRANTORS: Chad Ritchie and Alexis Ritchie,

Hereby CONVEY(S) and WARRANT(S) to

GRANTEES: Matthew Wahlgren, an unmarried man

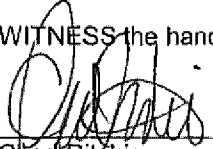
for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

LOT 126, OAK HOLLOW SUBDIVISION, PHASE "A", PLAT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Tax Parcel No.: 48-472-0126

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter.

WITNESS the hand of said grantor(s), this 22nd day of December, 2022.

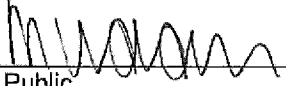
  
Chad Ritchie

  
Alexis Ritchie

State of UTAH  
County of SALT LAKE

On 22 day of 12, 2022 personally appeared before me Chad Ritchie and Alexis Ritchie, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

  
Notary Public

