

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to and
WHEN RECORDED RETURN TO:
Kip D Armstrong
1563 Westbury Way Apt G
Lehi, UT 84043
File No.: 50853-BA

ENT 130919 : 2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Aug 28 04:17 PM FEE 40.00 BY SW
RECORDED FOR Vanguard Title Insurance Agency
ELECTRONICALLY RECORDED

WARRANTY DEED

GRANTOR(S): Kip D Armstrong

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Kip D Armstrong and Rachele Armstrong, as Co- Trustees of the Armstrong Living Trust, U/A dated October 18, 2016

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County, State of UTAH:**

Unit G, Building 12, Phase 12, WESTBURY AT PHEASANT POINTE AMENDED, a Condominium Project as the same is identified in the Recorded Survey Map in Utah County, Utah, as Entry No. 44339:2004, and Map Filing No. 10435, (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium, recorded in Utah County, Utah as Entry No. 119306:2002 (as said Declaration may have heretofore been amended or supplemented.)

Together with the undivided interest in said Project's Common Areas as established in the Declaration of Condominium and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which said interest relates.

Tax Parcel No.: 55-595-0007

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 27 day of 09/2020

Kip D. Armstrong
Kip D Armstrong

State of Utah }
 }ss.

County of Utah }

On this 27 day of 09/2020, personally appeared before me Kip D Armstrong, 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.

Brooke Taylor Adair
Notary Public

