

MAIL TAX NOTICE TO
Maria Baez Rios
723 E. 380 S.
American Fork, UT 84003

ENT 1320:2024 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jan 08 03:32 PM FEE 40.00 BY CS
RECORDED FOR Novation Title Insurance Ag
ELECTRONICALLY RECORDED

Warranty Deed

GRANTOR(S): Maria Baez Rios and Maria De La Torre De Santibanez, As Joint Tenants

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

GRANTEE(S): Maria Baez Rios

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:

Lot 75, South Point Phase 2 Subdivision, American Fork City, Utah County, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.

Together with the right contained within the Declaration of Covenants, Conditions and Restrictions of South Point, recorded September 30, 2015 as Entry No. 89463:2015, and any amendments thereto.

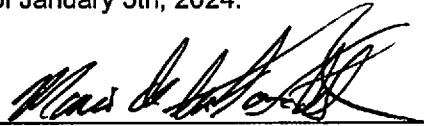
Tax Parcel No. 66-551-0075

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

WITNESS, the hand(s) of the Grantor(s), this 5th day of January 5th, 2024.



Maria Baez Rios



Maria De La Torre De Santibanez

State of Utah }

County of Salt Lake}

On this 5th day of January 5th, 2024, personally appeared before me, **Maria Baez Rios and Maria De La Torre De Santibanez**, the signer(s) of the above instrument, who duly acknowledged before me that he/she/they executed the same.

Witness my hand and official seal


Notary Public

NOTARY PUBLIC
JOSE ARMANDO CESPEDES JR
Commission No. 723524
Commission Expires
APRIL 5, 2028
STATE OF UTAH