

**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.

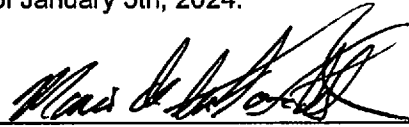
Together with the right contained within the Declaration of Covenants, Conditions and Restrictions of South Point, recorded September 30, 2015 as Entry No. 89463:2015, and any amendments thereto.

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 5<sup>th</sup> day of January 5th, 2024.

  
\_\_\_\_\_  
Maria Baez Rios

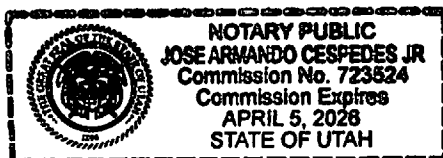
  
\_\_\_\_\_  
Maria De La Torre De Santibanez

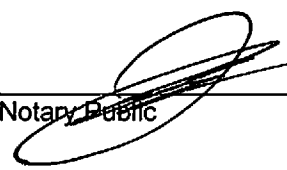
State of Utah }

County of Salt Lake}

On this 5<sup>th</sup> 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