

## WARRANTY DEED

Grantor:

**THE TRAVIS AND LANELL WARD FAMILY TRUST, DATED 10 APRIL 2007,  
TRAVIS L. WARD and LANELL L. WARD, TRUSTEES**  
of: 134 SOUTH 680 WEST, MAPLETON, UTAH 84664

hereby

**CONVEYS AND WARRANTS**

to:

Grantee:

**ANDREW F. BIRD and TRACI A. BIRD, HUSBAND AND WIFE,  
AND CHRISTINE F. BIRD, AN UNMARRIED WOMAN**  
of: 869 BROOKSIDE DRIVE, SPRINGVILLE, UTAH 84663

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within **UTAH** County, State of UTAH, to wit:

TAX SERIAL NO. 52:761:0018  
LOT 18, PLAT "E", SPRINGVILLE HEIGHTS SUBDIVISION, SPRINGVILLE, UTAH COUNTY, UTAH,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER,  
UTAH COUNTY, UTAH.

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

SUBJECT TO MORTGAGES, TRUST DEEDS, LIENS, AND ENCUMBRANCES DESCRIBED AS FOLLOWS:

**NONE**

**WITNESS, THE HAND OF SAID TRUSTEE, FOR AND IN BEHALF OF THE TRAVIS AND LANELL WARD FAMILY TRUST, DATED 10 APRIL 2007, THIS 7 SEPTEMBER 2007.**

Signed in the presence of:

) Travis L Ward trustee  
) TRAVIS L. WARD, Trustee  
) Lanell L Ward trustee  
) LANELL L. WARD, Trustee

STATE OF UTAH )  
COUNTY OF UTAH )

On the 7 SEPTEMBER 2007 personally appeared before me **TRAVIS L. WARD and LANELL L. WARD, TRUSTEES OF THE TRAVIS AND LANELL WARD FAMILY TRUST, DATED 10 APRIL 2007,**  
the signers of the within instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

