

**Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Lucas Z. Johnson and Toni J. Johnson
4932 W Juniper Bend Dr
Herriman, UT 84096
File No.: 68226-BB**

13779128
9/22/2021 11:02:00 AM \$40.00
Book - 11242 Pg - 5646-5647
RASHELLE HOBBS
Recorder, Salt Lake County, UT
VANGUARD TITLE INS AGCY
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

GRANTOR(S): Kent Nickell Construction, Inc.

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

GRANTEE(S): Lucas Z. Johnson and Toni J. Johnson, as Joint Tenants

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

Lot 13, JUNIPER BEND AT ROSECREST PHASE 1, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office, Utah.

Tax Parcel No.: 32-12-476-006

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 20th day of September, 2021.

Kent Nickell Construction, Inc.

Kent Nickell
BY: Kent Nickell
ITS: Managing Member

State of Utah)
)ss.

County of Salt Lake)

On this 20th day of September, 2021, personally appeared before me Kent Nickell the Managing Member of Kent Nickell Construction, Inc., 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.

[Signature]

Notary Public

