

Recording requested by:
Homie Title, Inc.

Mail Tax Notice To:
Eric P. Nutt and Brooke I. Nutt
4037 East Sioux Street, Eagle Mountain, UT 84005

File Number: BH-10209-HT-SJ
Parcel ID: 44-170-0010

Warranty Deed

Know All Men By These Presents that , **Philip Wagner and Terann Wagner, husband and wife as joint tenants**, (henceforth referred to as "Grantor") of , for consideration paid, grant to **Eric P. Nutt and Brooke I. Nutt, Husband and Wife as Joint Tenants**, (henceforth referred to as "Grantee") , with **WARRANTY COVENANTS**:

Legal Description:

See Exhibit A, attached by this reference and made a part hereof.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

In Witness Whereof, Philip Wagner and Terann Wagner, the said, **Grantor**, hereunto set by hands and seals this 19th day of August, 2021.

Philip Wagner

Philip Wagner
Terann Wagner

Terann Wagner

STATE OF: Florida
COUNTY OF: Seminole County

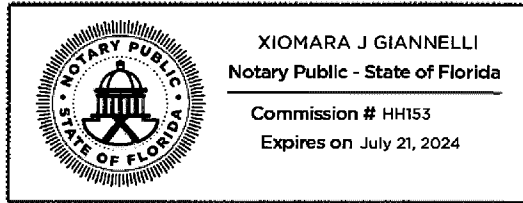
On this 19th day of August, 2021, before me Xiomara Giannelli,
a notary public, personally appeared Philip Wagner and ~~Terann Wagner~~, proved on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and
acknowledged he/she/they/ executed the same.

Type of Identification produced: Utah Driver License

Witness my hand and official seal

X Giannelli

Notary Public
Commission Expires: 07/21/2024
Residing At: Seminole County



Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS
City County of Harris

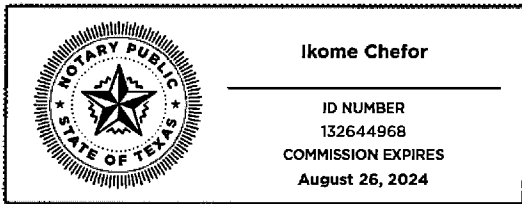
On 08/19/2021 before me, Ikome Chefor

personally appeared Terann Wagner

- personally known to me -- OR --
proved to me on the basis of the oath of -- OR --
proved to me on the basis of satisfactory evidence: driver license

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.



Notary Public Signature:

Notary Name: Ikome Chefor

Notary Commission Number: 132644968

Notary Commission Expires: 08/26/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 08/19/2021 Number of Pages (w/ certificate): 2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Terann Wagner

- Corporate Officer Title:
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:

Signer Is Representing: Self

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer Title:
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:

Signer Is Representing:

Exhibit A

Lot 10, Plat "A", of Kiowa Valley Subdivision, Eagle Mountain, Utah, according to the Official Plat thereof on file and of record in the Office of the Utah County Recorder, Utah.