

MAIL TAX NOTICE TO:

Grantee(s)  
3953 N. Mountain View Road  
Lehi, UT 84043

Pioneer File No. 117198

ENT 14548:2025 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Feb 28 10:11 AM FEE 40.00 BY AC  
RECORDED FOR Pioneer Title Insurance Age  
ELECTRONICALLY RECORDED

## WARRANTY DEED

Tam Le, as to undivided 50% interest, GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY and WARRANT to

Cuc Thi Tu and Ben Nguyen, husband and wife

as GRANTEEES, the following described real property situated in Utah County, State of Utah, to-wit:

Lot 405, Phase 4, Crossing at Traverse, a Planned Residential Community, according to the Plat thereof, as recorded in the office of the Utah County recorder.

Tax Parcel No. 65-560-0405.

Subject to current general property taxes.

Subject to easements, conditions, covenants and restrictions of record.

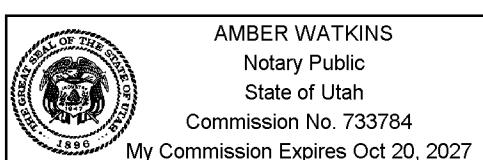
Dated this 25 day of February, 2025 .

Tam Le

Tam Le  
STATE OF Utah )  
: ss.  
COUNTY OF Salt Lake )

On this 25 day of February, 2025, before me, Amber Watkin, a notary public, personally appeared, Tam Le, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.



Amber Watkin  
NOTARY PUBLIC

Remotely Notarized with audio/video via  
Simplifile