

ENT 15852 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 05 12:43 PM FEE 40.00 BY AC
RECORDED FOR Parsons Behle & Latimer
ELECTRONICALLY RECORDED

Mail Tax Statements To:

Matthew & Jodi M. Cowan, Trustees
334 East Jordan Cove Lane
Saratoga Springs, Utah 84045

WARRANTY DEED

For good and valuable consideration, Jodi Marie Cowan and Matthew Luke Cowan, GRANTORS of Utah County, Utah, hereby CONVEY(S) and WARRANT(S) to:

MATTHEW COWAN and JODI M. COWAN, Trustees, or their successors in interest, of the Matthew and Jodi Cowan Living Trust dated March 4, 2025, and any amendments thereto,

as GRANTEE, of Utah County, Utah, all the Grantors' interest in and to the following real property located in Utah County, State of Utah, described as:

Legal Description: See description on Exhibit A, attached hereto

Tax I. D.: 65-338-0143

Property more commonly known as 334 East Jordan Cove Lane, Saratoga Springs, Utah 84045

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions of record and enforceable in law or equity.

Date: March 4, 2025

Jodi Marie Cowan
Jodi Marie Cowan

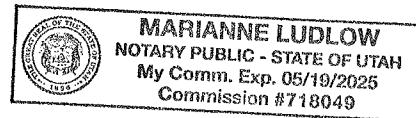
Matthew Luke Cowan
Matthew Luke Cowan

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On this 4th day of March 2025, before me, Marianne Ludlow, a notary public, personally appeared Jodi Marie Cowan and Matthew Luke Cowan, who proved based on satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal.

Marianne Ludlow
Marianne Ludlow



This instrument has been prepared by Parsons, Behle and Latimer solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.

Exhibit A

Unit 143, THE COVE AT JORDAN RIVER, A P.U.D., PHASE 5, Saratoga Springs, Utah, according to the official plat on file in the office of the Utah County Recorder.

Together with a right and easement of use and enjoyment in and to the common areas described, and as provided for in the Declaration of Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

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

The Grantor(s) and Grantee(s) confirm and agree by their signatures on this document and/or acceptance of this document that the preparer has prepared the instrument only from information given to the preparer by the parties and/or their representatives has not provided a title search, an examination of title or legal description, or an opinion on title that may arise from the conveyance. Parsons, Behle and Latimer provides no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.