

WHEN RECORDED MAIL TO (TAX MAILING ADDRESS):

FELICIA D RICKS  
881 N 1000 E  
LEHI UT 84043

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

ENT 18408:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 14 01:36 PM FEE 40.00 BY LM  
RECORDED FOR Inwest Title - Orem #1  
ELECTRONICALLY RECORDED

## WARRANTY DEED

**TYSON K RICKS**

GRANTOR(S)

OF LEHI, COUNTY OF UTAH, STATE OF UT  
HEREBY CONVEY AND WARRANT TO

**FELICIA D RICKS**

GRANTEE(S)

OF LEHI, COUNTY OF UTAH, STATE OF UT  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UT:

**(12-051-0067)**

**SEE ATTACHED EXHIBIT "A"**

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR  
THE YEAR 2024 AND THEREAFTER.

### COURTESY RECORDING

This document is being recorded solely as a  
courtesy and an accommodation to the parties  
named therein. INWEST TITLE SERVICES, INC.  
hereby expressly disclaims any responsibility or  
liability for the accuracy of the content thereof.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 3-14-25

TYSON K RICKS

## ACKNOWLEDGMENT

STATE OF UTAH )  
(ss.  
COUNTY OF UTAH )

On 3-14-25, personally appeared before me **TYSON K RICKS**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

**NOTARY PUBLIC**

My Commission Expires: 11-18-25  
Residing at: UTAH COUNTY



INWEST TITLE

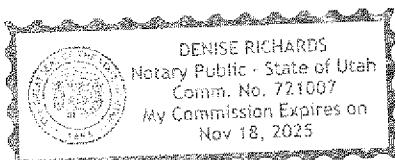


EXHIBIT "A"

Commencing at a point in the West line of 1000 East Street, Lehi; said point of beginning being South 89°58'00" West 852.93 feet along the Quarter Section line and South 145.19 feet from the East Quarter Corner of Section 9, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°50'00" East along said street line 100.00 feet; thence South 89°54'00" West 112.69 feet; thence North 1°00'00" West 100.00 feet; thence North 89°54'00" East 112.98 feet to the point of beginning.