

Vanguard Title Insurance Agency, LLC  
WHEN RECORDED RETURN TO:  
Brian Simmons and Kristen Simmons  
3766 East Gullane Road  
Eagle Mountain, UT 84005  
File No.: 42217-TJR

**WARRANTY DEED**

GRANTOR(S): **Spencer L. Cox and Annaliese Cox**

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

GRANTEE(S): **Brian Simmons and Kristen Simmons, as joint tenants**


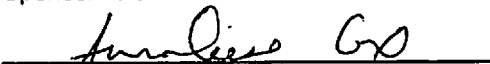
for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County, State of UTAH:**

**Lot 444, Plat "D", EAGLE'S GATE SUBDIVISION, according to the official plat thereof on file and of record in the Utah County Recorder's Office.**

Tax Parcel No.: 38-344-0444

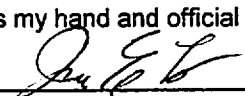
SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 7 day of February, 2020.

  
\_\_\_\_\_  
Spencer L. Cox  
  
\_\_\_\_\_  
Annaliese Cox

State of Arizona }  
County of Maricopa } ss.

On this 7<sup>th</sup> day of February, 2020, personally appeared before me Spencer L. Cox and Annaliese Cox, the signers of the above instrument, who duly acknowledged to me that they executed the same.

Witness my hand and official seal.  
  
\_\_\_\_\_  
Notary Public

