

When recorded mail to (Tax Mailing Address):
Grantee
5529 W Sicily Lane 102
Highland, UT 84003
MTC File No. 313815

ENT 199060 : 2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Nov 29 03:44 PM FEE 40.00 BY SW
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

WARRANTY DEED

Hayden Kent Garfield and Autumn Raine Garfield, as joint tenants, GRANTOR(S), for good and valuable consideration, hereby convey(s) and warrant(s) to

James Smith, a single person,

as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

Lot 102, Toscana at Highland Phase 12, an Expandable Residential Project, according to the plat thereof as recorded in the office of the Utah County Recorder.

Tax Parcel No. 53-514-0102

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 29 day of November, 2021.

Autumn Raine Garfield

Autumn Raine Garfield

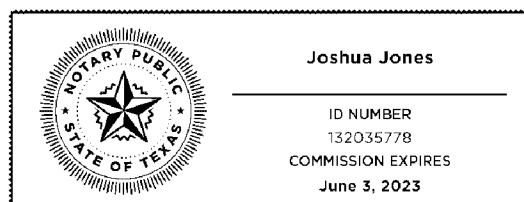
Hayden Garfield

Hayden Kent Garfield

STATE OF Texas)
) :SS
COUNTY OF Harris)

The foregoing instrument was acknowledged before me this 29 day of November, 2021, by Hayden Kent Garfield and ~~Autumn Raine Garfield~~, as joint tenants.

[Signature]
Notary Public

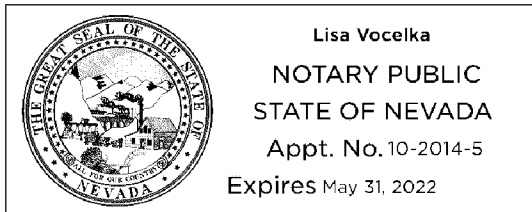


Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENTState/Commonwealth of NEVADA)☐ City ☒ County of Douglas)On 11/29/2021 before me, Lisa Vocolka,
*Date Notary Name*personally appeared Autumn Raine Garfield
Name(s) of Signer(s)☐ personally known to me -- OR --☐ proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness☒ proved to me on the basis of satisfactory evidence: driver license
Type of ID Presented

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: *Lisa Vocolka*Notary Name: Lisa VocolkaNotary Commission Number: 10-2014-5Notary Commission Expires: 05/31/2022*Notarized online using audio-video communication***DESCRIPTION OF ATTACHED DOCUMENT**Title or Type of Document: Warranty DeedDocument Date: 11/29/21 Number of Pages (w/ certificate): 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: Autumn Raine Garfield☐ Corporate Officer Title: _____☐ Partner – ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian of Conservator☐ Other: _____

Signer Is Representing: _____

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: _____