

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 Rain Garfield

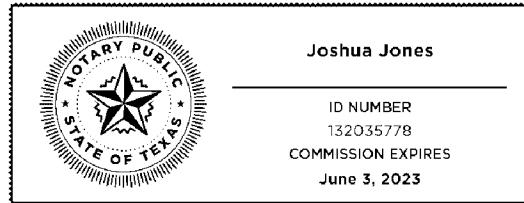
## Autumn Raine Garfield

Hayden Garfield

## Hayden Kent Garfield

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

John Doe  
Notary Public



## Notarized online using audio-video communication

## ALL-PURPOSE ACKNOWLEDGMENT

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*

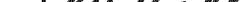
proved to me on the basis of satisfactory evidence: \_\_\_\_\_ driver license  
*Name of ID Presented*

*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: 

Notary Name: Lisa Vocelka

Notary Commission Number: 10-2014-5

Notary Commission Expires: 05/31/2022

Notarized online using audio-video communication

## **DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document: Warranty Deed

Document 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:**