RECORDING REQUESTED BY: Integrated Title Insurance Services, LLC (801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO: Grantee 1978 East Blue Spruce Road Eagle Mountain, UT 84005 ENT 20069: 2022 PG 1 of 2

Andrea Allen

Utah County Recorder

2022 Feb 15 10:46 AM FEE 40.00 BY KC

RECORDED FOR Integrated Title Insurance Services,
ELECTRONICALLY RECORDED

RESPA

WARRANTY DEED

ITS File No.: 91447

PIN: 45-760-0119

R5 ESTATES, LLC, a Utah limited liability company, Grantor,

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

CHRISTIAN ARTHUR WHEELER and CASANDRA WHEELER, as joint tenants, Grantee,

of Eagle Mountain, County of Utah, State of Utah, for the sum of TEN AND NO/100------ DOLLARS, and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

Lot 119, LONE TREE AT CIRCLE FIVE RANCH PHASE F - PLAT 1, according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Parcel Identification No. 45-760-0119.

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

WITNESS the hand of said grantor, this 10 day of February, 2022.

R5 ESTATES, LLC, a Utah limited liability company

Manager

STATE OF UTAH

SS. COUNTY OF SALT LAKE

On the <u>/ O</u> of February, 2022, personally appeared before me AFSANEH RAFATI who being duly sworn did say that he/she/they is the Manager of R5 ESTATES, LLC, a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said AFSANEH RAFATI acknowledged to me that he/she/they, as such Manager, executed the same in the name of the limited liability company.

Commission Expires: 5 | 31/23 Commission No.: 705937

Notary Public - State of Utah **BECKY RASMUSSEN** Comm. #705937 My Commission Expires May 31, 2023