

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
12/02/2024 10:57:35 AM Fee \$40.00 By METRO
NATIONAL TITLE ASSOCIATES

Mail Tax notice to:
Aaron Kocherhans
895 South 635 West
Orem, UT 84058

MNT File No.: 104270
Tax ID No.: SG-LP-2-1-712

WARRANTY DEED

Charles Ellis Clifton and Joyce Clifton

GRANTORS of Springville, State of Utah, hereby CONVEY and WARRANT TO:

AARON KOCHERHANS,

GRANTEE of Orem, State of Utah for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Washington County, State of Utah:

Unit 712, contained within the Las Palmas Resort Condominiums II, Phase 1, a Utah condominium project as identified in the Record of Survey Map recorded May 23, 1996, as Entry No. 533359, in Book 1003, of Plats, at Page 860 in the office of the Recorder of Washington County, Utah (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of the Las Palmas Resort Condominiums II, recorded May 23, 1996, as Entry No. 533360, in Book 1004, at Page 1 (as said Declaration may have been amended and/or supplemented) in the office of the Recorder of Washington County, Utah, together with the appurtenant interest in and to the common areas, limited common areas, and facilities more particularly described in said Record of Survey Map, Declaration and any amendments and/or supplements thereto.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 1st day of December, 2024.

Charles Ellis Clifton

Charles Ellis Clifton

Joyce Clifton

State of Utah)
 ss:
County of Utah)

On this date, December 1, 2024, personally appeared before me Charles Ellis Clifton and Joyce Clifton, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Tina Gerber

Notary Public

