

ENT 21923 : 2021 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2021 Feb 04 11:14 AM FEE 40.00 BY SW  
RECORDED FOR Investors Title Insurance Agency, Inc  
ELECTRONICALLY RECORDED

Recording requested by:  
Homie Title Insurance Agency

Mail Tax Notice To:  
Arthur Pham  
835 South 400 West, Orem, UT 84058

File Number: JJ-7427-HT-SJ  
Parcel ID: 18-041-0032

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## **Warranty Deed**

Know All Men By These Presents that , **Karla Torres**, (henceforth referred to as "Grantor") of **Eagle Mountain, UT**, for consideration paid, grant to **ARTHUR PHAM, SINGLE MAN**, (henceforth referred to as "Grantee") , with **WARRANTY COVENANTS**:

Legal Description:

See Exhibit A, attached by this reference and made a part hereof.

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

In Witness Whereof, Karla Torres , the said, **Grantor**, hereunto set by hands and seals this 2<sup>nd</sup> day of February , 2021 .

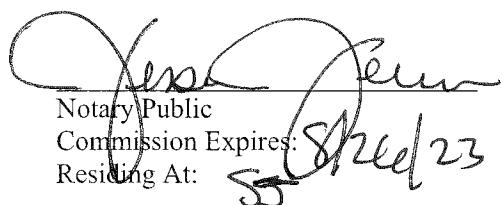
**WARRANTY DEED**

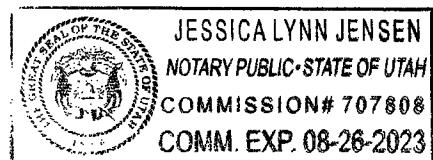
Karla Torres  
Karla Torres

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 2nd day of February, 2021, before me Jessica Jensen, a notary public, personally appeared Karla Torres, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
Notary Public  
Commission Expires: 08/26/23  
Residing At: 85



WARRANTY DEED

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Exhibit A

Commencing at a point in the East line of 400 West Street, Orem, Utah, which point is North 00 degrees 46 minutes 22 seconds West 2513.08 feet along the Quarter Section Line and East 28.81 feet from the South One Quarter Corner of Section 22, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along fence line South 89 degrees 31 minutes 11 seconds East 96.33 feet to a fence line and the West line of Melwood Manor Subdivision; thence along the fence line South 01 degree 06 minutes 32 seconds East 97.82 feet to the North line of 840 South Street; thence along said street line South 89 degrees 55 minutes 39 seconds West 96.82 feet to the East line of said 400 West Street; thence along said street line North 00 degrees 48 minutes 44 seconds West 98.74 feet to the point of beginning.

**WARRANTY DEED**