

MAIL TAX NOTICES TO GRANTEE(S) AT:
1521 SOUTH SAGEBERRY DRIVE
SANTAQUIN, UT 84655

ENT 22198 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 05 03:19 PM FEE 40.00 BY KR
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s).: **68-114-0281**

Property Address(es) (if any):

1521 SOUTH SAGEBERRY DRIVE, SANTAQUIN, UT 84655

WARRANTY DEED

RIDING SIDING CONSTRUCTION LLC, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

ANDREW BREWER AND CAITLAN WRUBELL BREWER, HUSBAND AND WIFE ("Grantee(s)")

in fee simple the following described real property located in UTAH County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 281, THE HILLS @ SUMMIT RIDGE PHASE "J", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by special warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2024 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: L56282E

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-Signature Page to Warranty Deed-

Each of the officer(s) who sign this deed certify that this conveyance has been duly approved by Grantor and that he has executed this deed in his authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 4 day of **APRIL, 2024**.

RIDING SIDING CONSTRUCTION LLC

By:

Benjamin Riding, Designated Agent

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 4 day of **April, 2024**, personally appeared before me **Benjamin Riding**, who stated he is the **authorized representative for Riding Siding Construction LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

