

ENT 23391:2023 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2023 Apr 14 10:42 AM FEE 40.00 BY TM  
RECORDED FOR Real Advantage Title Insurance Agency  
ELECTRONICALLY RECORDED

After Recording Return To:  
Mail Tax Notices To:  
Sergio Luis Chavez Ceballos & Cynthia G. Ramirez  
Malagon  
807 East 2900 North  
Lehi, UT 84043

File Number: 23-16049-AXM  
Parcel ID: 57-042-0218

## Warranty Deed

Know All Men By These Presents that, **David Brockbank and Heather Brockbank**, (henceforth referred to as "Grantor") of **Lehi, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Sergio Luis Chavez Ceballos a married person, and Cynthia G. Ramirez Malagon, his wife**, (henceforth referred to as "Grantee") of **807 East 2900 North, Lehi, UT 84043**, with **WARRANTY COVENANTS**:

Property 1:

Lot 218, Plat B, UTAH HIGHLANDS SUBDIVISION, as recorded in the office of the Utah County Recorder.

Tax Parcel #: 57-042-0218

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

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**WARRANTY DEED**

File No.: 23-16049-AXM

In Witness Whereof, David Brockbank and Heather Brockbank , the said, **Grantor**, hereunto set by hands and seals this 13th day of April, 2023.



David Brockbank

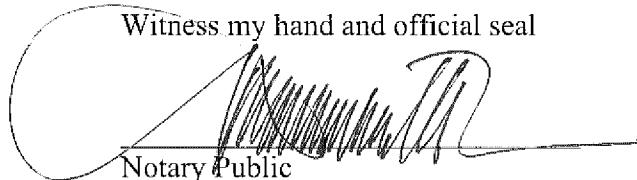


Heather Brockbank

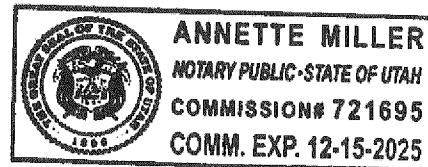
STATE OF UTAH  
COUNTY OF UTAH

On this 13th day of April, 2023, before me Annette Miller, a notary public, personally appeared David Brockbank and Heather Brockbank, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal



Notary Public



WARRANTY DEED

File No.: 23-16049-AXM