

File # 24-5633 BR

ENT 240:2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 02 01:50 PM FEE 40.00 BY TM
RECORDED FOR National Title Agency of Ut
ELECTRONICALLY RECORDED

MAIL TAX NOTICES TO:

Robert Colby Keddington
Dave Wisdom
Robert W. Harms
910 North 900 East
Provo UT 84604

Parcel Number: 22-015-0080

--Space above for recorder's use--

WARRANTY DEED

Robert Colby Keddington, Dave Wisdom and Robert W. Harms

Grantors, hereby convey and warrant to

Robert Colby Keddington as to an undivided 10% interest, Dave Wisdom as to an undivided 60% interest, Robert W. Harms as to an undivided 30% interest

Grantees, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Utah County, Utah, to-wit:

Beginning at a point located South 00°43'43" East along the Section line 80.79 feet and West 1220.86 feet from the Northeast corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°10'00" West along a fenceline 258.62 feet; thence North 89°47'52" West along a fenceline 96.21 feet; thence North 00°50'10" West along a fenceline 14.25 feet; thence North 89°43'43" West 173.87 feet to a point on the Easterly boundary line of 900 East Street; thence along said Easterly boundary line as follows: North 00°27'02" East 47.92 feet; North 00°35'07" West 196.58 feet; thence South 89°43'43" East along the Southerly boundary line of Chatham Towne Condominiums 272.68 feet to the point of beginning.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

SUBJECT TO delinquent property taxes for the years 2021, 2022, 2023 and 2024

TO HAVE AND TO HOLD same unto Grantees, as joint tenants unto the survivor of them, their heirs and assigns, forever, with all appurtenances, rights and privileges thereunto belonging.

WITNESS the hands of said Grantors this 31 day of December, 2024.

Robert Colby Keddington

Robert Colby Keddington

STATE OF _____
COUNTY OF _____

} ss

See next page for notary.

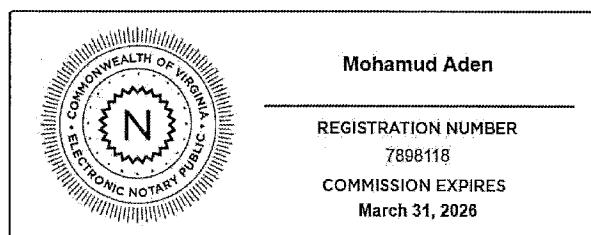
The foregoing instrument was acknowledged before me this of December, 2024, by **Robert Colby Keddington**.

WITNESS my hand and official seal.

Notary Public:

Residing At: _____

My Commission Expires: _____

DESCRIPTION OF ATTACHED DOCUMENTTitle or Type of Document: Certificate of Acknowledgement Warranty DeedDocument Date: 01/02/2025Number of Pages (including notarial certificate): 5

Commonwealth of Virginia

City of Alexandria

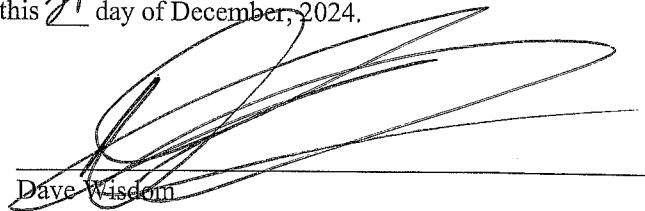
The foregoing instrument was acknowledged before me
on 01/02/2025 by Robert Colby Keddington.


7898118

My commission expires: 03/31/2026

Notarized remotely online using communication technology via Proof.

WITNESS the hands of said Grantors this 31 day of December, 2024.

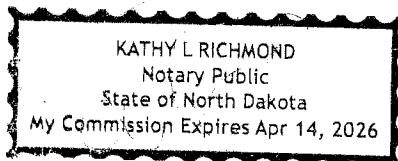


Dave Wisdom

STATE OF North Dakota }
COUNTY OF Burkeigh }ss

The foregoing instrument was acknowledged before me this 31st of December, 2024, by **Dave Wisdom.**

WITNESS my hand and official seal.




Kathy L Richmond
Notary Public:
Residing At: Bismarck ND 58504
My Commission Expires: April 14, 2026

January 2025
WITNESS the hands of said Grantors this 2 day of ~~December~~^{January} 2024.

Robert W. Harms

Robert W. Harms

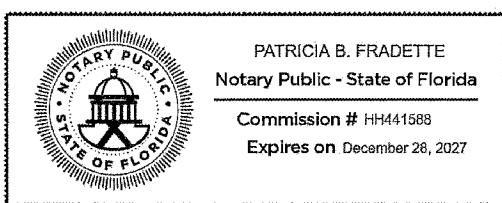
STATE OF Florida
COUNTY OF Manatee

} ss

01/02/2025

The foregoing instrument was acknowledged before me this 2 of December, 2024, by **Robert W. Harms**.
DRIVER LICENSE

WITNESS my hand and official seal.



Patricia B. Fradette Patricia B. Fradette
Notary Public:
Residing At: Florida
My Commission Expires: 12/28/2027

Notarized remotely online using communication technology via Proof.