

MAIL TAX NOTICE TO:

Grantee(s)  
3953 N. Mountain View Road  
Lehi, UT 84043

Pioneer File No. 117198

ENT 25115:2025 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Apr 08 01:38 PM FEE 40.00 BY KR  
RECORDED FOR Pioneer Title Insurance Age  
ELECTRONICALLY RECORDED

## WARRANTY DEED

Cuc Thi Tu and Ben Nguyen, GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY and WARRANT to

Cuc Thi Tu and Ben Nguyen, husband and wife, as to an undivided 50% interest, and Tam Le, as to an undivided 50% interest, as tenants in common

as GRANTEEES, the following described real property situated in Utah County, State of Utah, to-wit:

Parcel 1:

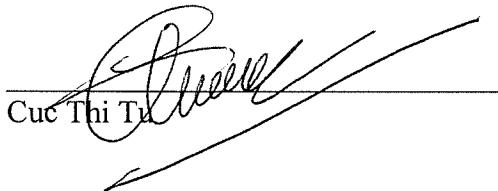
Lot 405, Phase 4, Crossing at Traverse, a Planned Residential Community, according to the Plat thereof, as recorded in the office of the Utah County recorder.

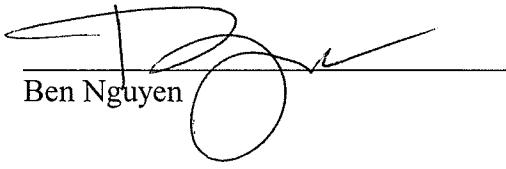
Tax Parcel No. 65-560-0405

Subject to current general property taxes.

Subject to easements, conditions, covenants and restrictions of record.

Dated this 26 day of February, 2025.

  
Cuc Thi Tu

  
Ben Nguyen

STATE OF UTAH

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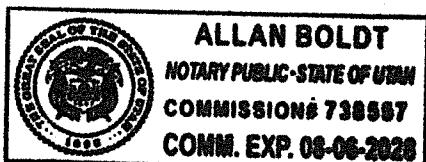
: ss.

COUNTY OF SALT LAKE

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On this 26 day of February, 2025, before me, Allan Boldt, a notary public, personally appeared Cuc Thi Tu and Ben Nguyen proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to this instrument, and acknowledged (they/he/she) executed the same.

Witness my hand and official seal.



  
NOTARY PUBLIC