

ENT 26309 : 2024 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Apr 24 12:30 PM FEE 40.00 BY AC  
RECORDED FOR Backman Orem  
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO  
Grantee

169 W. 840 S.  
American Fork, UT 84003

## Warranty Deed

Order No. Accom

**Trenton Michael Bird**

Of American Fork, County of Utah, State of UTAH, Grantor, hereby CONVEY and WARRANT to

**Bird House Estates LLC, a Utah limited liability company**

Of American Fork, County of Utah, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Utah County, State of UTAH:

Lot 74, Plat "A", Stonecreek Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder, State of Utah

Parcel No.: **66-639-0074**

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hand(s) of said Grantor(s), this 24 of April AD., 2024

  
\_\_\_\_\_  
**Trenton Michael Bird**

STATE OF Utah )  
County of Utah ) SS.

The foregoing instrument was acknowledged before me this 24 day of April, 2024  
By Trenton Michael Bird

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/9/27

Residing at: Utah, UT

ACCOMMODATION: Backman Title Services makes no representation as to the condition of title and assumes no responsibility for validity, sufficiency or effect of this document on property.

