

Mail Tax Statements To:
Kirk and Susan Coppinger, Trustees
3761 South Spinnaker Bay Drive
Saratoga Springs, Utah 84045

ENT26783:2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 Apr 28 08:38 AM FEE 40.00 BY AC
RECORDED FOR Parsons Behle & Latimer
ELECTRONICALLY RECORDED

WARRANTY DEED

For good and valuable consideration, Kirk Coppinger and Susan Coppinger, GRANTORS of Utah County, Utah, hereby CONVEY(S) and WARRANT(S) to:

KIRK COPPINGER and SUSAN M. COPPINGER, Trustees, or their successors in interest, of the Boondoggle Fund dated April 27, 2023, and any amendments thereto.

as GRANTEES, of Utah County, Utah, all the Grantors' interest in and to the following real property located in Utah County, State of Utah, described as:


Legal Description: See description on Exhibit A, attached hereto

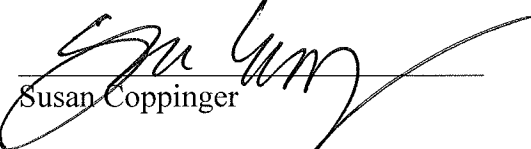
Tax I. D.: 41-726-0422

Property more commonly known as 3761 South Spinnaker Bay Drive, Saratoga Springs, Utah 84045

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions of record and enforceable in law or equity.

Date: April 27, 2023


Kirk Coppinger


Susan Coppinger

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this 27th day of April 2023, before me, Marianne Ludlow, a notary public, personally appeared Kirk Coppinger and Susan Coppinger, who proved based on 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.


Marianne Ludlow



This instrument has been prepared by Parsons, Behle and Latimer solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.

Exhibit A

Lot 422, Harbor Bay-Phase 4, being a vacation of Lots 38 and 39, and a partial vacation of Lots 32-37 & 40 Lake Mountain Estates, Plat "B", according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Parcel No.: 41-726-0422

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

The Grantor(s) and Grantee(s) confirm and agree by their signatures on this document and/or acceptance of this document that the preparer has prepared the instrument only from information given to the preparer by the parties and/or their representatives has not provided a title search, an examination of title or legal description, or an opinion on title that may arise from the conveyance. Parsons, Behle and Latimer provides no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.