



ENT 27155 : 2023 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2023 Apr 28 02:58 PM FEE 40.00 BY AC  
RECORDED FOR Access Title Company  
ELECTRONICALLY RECORDED

File # 23-4345-2

## WARRANTY DEED

**Hannah Perry, James Perry, and Michael Perry**, Grantor(s) of American Fork, County of Utah, State of UT, hereby CONVEY and WARRANT to

Bradley J. Nelson and Hanna M. Nelson, as joint tenants

Grantee(s),

of 511 South 1040 West American Fork, UT 84003

for the sum of \*\*\*TEN DOLLARS and other good and valuable consideration\*\*\*  
the following tract of land in Utah County, State of UT:

**Lot T-363, ROCKWELL RANCH BLOCK 3, PHASE 2 PLAT, according to the  
official plat thereof as recorded in the office of the Utah County Recorder.**

**Tax Serial Number 51:676:0363**

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or enforceable in law or equity and general property taxes for the year 2022 and thereafter.

WITNESS the hand of said grantor, this 28th day of April, 2023

  
Hannah Perry  
  
James Perry  
  
Michael Perry

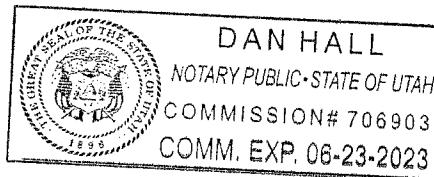
STATE OF UTAH )  
:ss  
COUNTY OF Utah )

On the 28th day of April, 2023, personally appeared before me Hannah Perry, the signer(s) of the within instrument, who duly acknowledged to me that she executed the same.



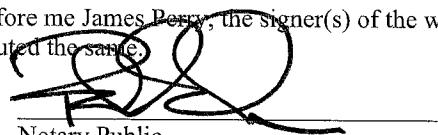
Notary Public  
Residing At: *Orgeon, UT*

My Commission Expires: *06/23/2027*



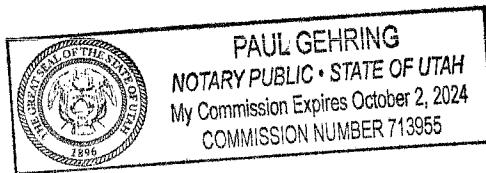
STATE OF UTAH )  
:ss  
COUNTY OF Utah )

On the 27th day of April, 2023, personally appeared before me James Perry, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



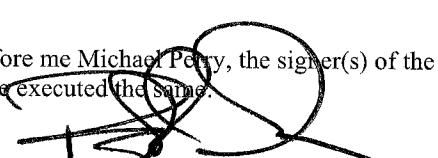
Notary Public  
Residing At:

My Commission Expires:



STATE OF UTAH )  
:ss  
COUNTY OF Utah )

On the 28th day of April, 2023, personally appeared before me Michael Perry, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public  
Residing At:

My Commission Expires:

