

When recorded mail to (Tax Mailing Address):
Grantee
454 South Fox Chase Lane, Unit 2215
Saratoga Springs, UT 84045
MTC File No. 283118

ENT28524:2020 PG 1 of 1
Jeffery Smith
Utah County Recorder
2020 Mar 04 04:06 PM FEE 40.00 BY IP
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

WARRANTY DEED

Ann Irvin, a single woman, GRANTOR(S), for good and valuable consideration, hereby convey(s) and warrant(s) to

Mitchell Nicholes, a married man, and Callie Stats, a married woman, as joint tenants,
as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

Lot 2215, Legacy Farm Subdivision Plat 2-D, according to the plat thereof as recorded in the office of the Utah County Recorder.

Tax Parcel No. 45-620-0215

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 4 day of March, 2020.

Ann Irvin
Ann Irvin

STATE OF UTAH)
):ss
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 4 day of March, 2020, by Ann Irvin, a single woman.

Michael E. Ross
Notary Public

MICHAEL E. ROSS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 708632
COMM. EXP. 11-01-2023