

ENT 31748:2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 May 01 11:55 AM FEE 40.00 BY TM  
RECORDED FOR First American - American F  
ELECTRONICALLY RECORDED

Recording Requested by:  
First American Title Insurance Company  
315 South 500 East, Suite 101  
American Fork, UT 84003  
(801)763-8676

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
The Adams Family Trust dated the 18th  
day of July, 2006  
932 E 310 South  
Orem, UT 84097

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. **321-6349217 (TF)**  
A.P.N.: **55-196-0001**

**Bradley Poyfair Eldredge, Successor Trustee of The L. & C. Eldredge Trust, December 3, 2016,**  
Grantor, of **American Fork, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to

**Don H. Adams and Dennae S. Adams as Trustees of The Adams Family Trust dated the 18th  
day of July, 2006**, Grantee, of **Orem, Utah** County, State of **UT**, for the sum of Ten Dollars and other  
good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

**Lot 1, PLAT "A", WASATCH ESTATES SUBDIVISION, according to the Official Plat thereof on  
File and of Record in the Utah County Recorder's Office.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for  
the year 2025 and thereafter.

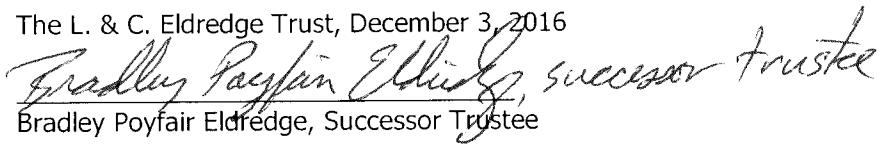
Witness, the hand(s) of said Grantor(s), this 4-30-2025.

A.P.N.: 55-196-0001

Warranty Deed - continued

File No.: 321-6349217 (TF)

The L. &amp; C. Eldredge Trust, December 3, 2016

  
Bradley Poyfair Eldredge, Successor TrusteeSTATE OF Utah )  
County of Utah )ss.

On 4-30-2025, before me, the undersigned Notary Public, personally appeared **Bradley Poyfair Eldredge, Successor Trustee of The L. & C. Eldredge Trust, December 3, 2016**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9-17-2026  
Notary Public