

WHEN RECORDED RETURN TO:
Matthew & Erika Morin
629 E 850 S
Payson, UT 84651
Tax ID No.: 40-255-0011

WARRANTY DEED

Ryan R. Keele and Abigail C.E. Keele, husband and wife as joint tenants, **GRANTOR**, hereby CONVEY (S) AND WARRANT(S) to Matthew Morin and Erika Morin, husband and wife, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 629 E 850 S, Payson, UT 84651-3901

Subject to current general taxes, restrictions and easements existing or of record.

WITNESS, the hand of said grantor this 19 day of February, 2021.

Ryan R. Keele
Ryan R. Keele

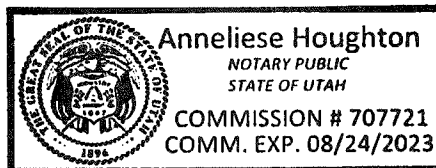
Abigail C.E. Keele
Abigail C.E. Keele

State of Utah
County of Carbon

The foregoing instrument was acknowledged before me this 19 day of February, 2021 by Ryan R. Keele and Abigail C.E. Keele.

Anneliese Houghton
Notary Public

My commission expires: 08/24/23



Recorded at the
request of
PROFESSIONAL TITLE
SERVICES

File Number: 22320

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 11, Plat "A", Greenridge Pointe (A Planned Residential Development) as the same is identified in the Record of Survey Map in Utah County, Utah, as Entry No. 68945, and Map Filing No. 7625, (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Protective Easements, Covenants, Conditions and Restrictions, recorded in Utah County, Utah, as Entry No. 68946, in Book 4699, at Page 390 (as said Declaration may have heretofore been amended or supplemented).

Together with the pertinent easements over and rights of use and enjoyment of said projects common areas as established in the above mentioned Declaration of Protective Easements, Covenants, Conditions and Restrictions.

**(Tax ID #40-255-0011)
Situate in Utah County, State of Utah**