



**Prepared By Trident Title Insurance  
Agency, LLC  
104271-23**

**After Recording Mail Tax Notice To:  
883 North Van Dyne Drive  
Unit 102  
Saratoga Springs, UT 84045**

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Taylor Barton**

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

**Taylor Barton and Kelly Coombs Barton, as Joint Tenants**

GRANTEE(S), of 883 North Van Dyne Drive, Unit 102, Saratoga Springs, UT 84045 hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND MADE A PART HEREOF.

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

**Tax Serial No. 68-089-0102**

Witness our hands on 10 day of May, 2024

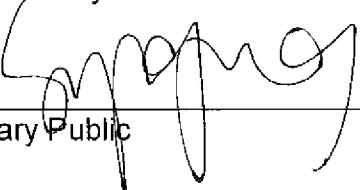
Grantor:

  
\_\_\_\_\_  
Taylor Barton

STATE OF UTAH  
COUNTY OF UTAH

On this 10 day of May, 2024, before me Sophie Jones, a notary public, personally appeared **Taylor Barton**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
\_\_\_\_\_  
Notary Public



## EXHIBIT A

## Property 1:

UNIT 102, BUILDING B, HIGHRIDGE AT MT. SARATOGA CONDOMINIUM, PLAT "A", AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 36285:2023 AND MAP FILING NO. 18767 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 36284:2023 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNIT 102 (GARAGE), BUILDING B, HIGHRIDGE AT MT. SARATOGA CONDOMINIUM, PLAT "A", AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 36285:2023 AND MAP FILING NO. 18767 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 36284:2023 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREA AS ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.