

*When recorded mail to (Tax Mailing Address):*  
Grantee  
2063 W 1080 N  
Provo, UT 84604  
MTC File No. 298765

ENT 3578:2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 Jan 07 01:46 PM FEE 40.00 BY SM  
RECORDED FOR Meridian Title Company  
ELECTRONICALLY RECORDED

## **WARRANTY DEED**

Philip G. Bashaw and Donna R. Bashaw, Trustees of the Phillip and Donna Bashaw Family Trust dated, May 30, 1989, GRANTOR(S), for good and valuable consideration, hereby convey(s) and warrant(s) to

Nathan Tylka, a married man, and Kelsie Tylka, his wife, as joint tenants

as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

**Parcel 1:**

Lot 96, as identified in the official Independence Avenue Plat D, a Planned Unit Development Residential Subdivision, Provo, Utah County, Utah, recorded in the Office of the Utah County Recorder, April 30, 2013 as Entry No. 41476:2013, subject to the Declaration of Protective Easements, Covenants, Conditions and Restrictions for Independence Avenue, an Expandable Planned Unit Development, recorded in the office of the Utah County Recorder, June 1, 2007 as Entry No. 80973:2007 (as said Declaration may have heretofore been amended or supplemented).

**Parcel 1A:**

A non-exclusive easement for purposes of use and enjoyment in and to the Common Areas as set forth in Declaration of Covenants, recorded June 1, 2007 as Entry No. 80973:2007 of official records which may be amended or supplemented.

Tax Parcel No. 42-076-0096

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 6<sup>th</sup> day of January, 2021.

The Phillip and Donna Bashaw Family Trust dated, May 30, 1989

By: *Philip G. Bashaw*  
Philip G. Bashaw, Trustee

By: *Donna R. Bashaw*  
Donna R. Bashaw, Trustee

STATE OF Nevada )  
 ) :ss  
COUNTY OF Clark )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, 2021, by Philip G. Bashaw and Donna R. Bashaw, Trustees of the Phillip and Donna Bashaw Family Trust dated, May 30, 1989.

*Stephanie Morgan*  
Notary Public

