



ENT 36340 : 2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 Jun 06 10:40 AM FEE 40.00 BY TM
RECORDED FOR Trident Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

**Prepared By Trident Title Insurance
Agency, LLC
96907-22**

**After Recording Mail Tax Notice To:
949 West Big Ben Lane
Unit 303
Saratoga Springs, UT 84045**

Space Above This Line for Recorder's Use

WARRANTY DEED

Jarom Bartlett

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

Jarom Bartlett and Tatelyn Bartlett, As Joint Tenants

GRANTEE(S), of 949 West Big Ben Lane, Unit 303, 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. 55-974-0303

Witness our hands on 5 of June, 2023

Grantor:

Jarom Bartlett
Jarom Bartlett

STATE OF UTAH
COUNTY OF UTAH

On this 5 of June, 2023, before me Cori Dellos, a notary public, personally appeared Jarom Bartlett, 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

Cori Dellos
Notary Public

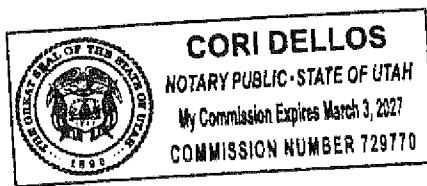


EXHIBIT A**Property 1:**

UNIT 303, BUILDING I, WILDFLOWER VILLAGE 2 CONDOMINIUMS, PHASE 2, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 49445:2022 AND MAP FILING NO. 18294 (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. 49423:2022 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNIT 303, (GARAGE), BUILDING I, WILDFLOWER VILLAGE 2 CONDOMINIUMS, PHASE 2, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 49445:2022 AND MAP FILING NO. 18294 (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. 49423:2022 (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.