

UNION TITLE FILE 25-JT-109

MAIL TAX NOTICE TO:
CASTLE PROPERTIES AM, LLC
1519 EAST BRAINTREE COURT
MILLCREEK, UTAH 84124

ENT 37604:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 21 03:59 PM FEE 40.00 BY AC
RECORDED FOR Union Title
ELECTRONICALLY RECORDED

WARRANTY DEED

JAMES PHILLIPS AND KATEY PHILLIPS, husband and wife

Grantor(s),

Of ALPINE, County of UTAH, State of UTAH
hereby CONVEY(s) and WARRANT(s) to

CASTLE PROPERTIES AM, LLC, a Utah Limited Liability Company

Grantee(s),

OF MILLCREEK, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and valuable considerations, the following tract of land in UTAH County, State of UTAH, to-wit

LOT 17, ALPINE VILLAGE PLAT "B", AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

Tax Parcel No: 34-062-0017

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

(Signature on following page)

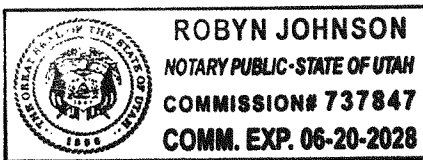
WITNESS the hand of said Grantor(s), this 14 day of May, 2025

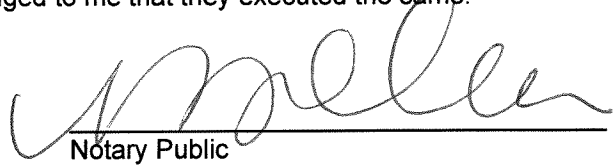

JAMES PHILLIPS

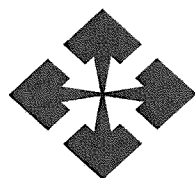

KATEY PHILLIPS

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 14 day of May, 2025, personally appeared before me **JAMES PHILLIPS AND KATEY PHILLIPS**, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.




Notary Public



UNION TITLE
INSURANCE AGENCY LLC
272 WEST 200 NORTH STE 110 LINDON, UT 84042
OFFICE: 801.899.2332 | FAX: 801.899.2333