

ENT 3873:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 21 10:31 AM FEE 40.00 BY CS
RECORDED FOR Voyant Legal
ELECTRONICALLY RECORDED

This Document Prepared By:

VOYANT LEGAL PLLC
991 Shepard Lane, Suite 210
Farmington, Utah 84025

**After Recording, Return and
Mail Tax Statements To:**

Reuben Miles and Hanna Miles
1137 South Topaz Road
Saratoga Springs, Utah 84045

APN: 52-694-0027

WARRANTY DEED

REUBEN MILES, a married man, GRANTOR,

Whose current mailing address is 1137 South Topaz Road, Saratoga Springs, Utah 84045;
HEREBY convey and warrant to
REUBEN MILES and HANNA MILES, Trustees of THE INKorporated TRUST, U/A dated January 8, 2025, and any trustee(s) in succession, GRANTEE(S),

Whose mailing address is 1137 South Topaz Road, Saratoga Springs, Utah 84045;
FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Utah, State of Utah:

SEE EXHIBIT "A" ATTACHED

More commonly known as 1137 South Topaz Road, Saratoga Springs, Utah 84045.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

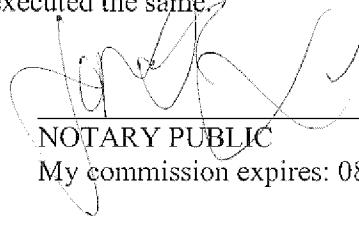
WITNESS, the hand of said grantor, this January 8, 2025.



REUBEN MILES

STATE OF UTAH)
)
COUNTY OF UTAH)
)
) ss.
)

On this January 8, 2025, personally appeared before me Reuben Miles, the signer of the foregoing instrument who duly acknowledged to me that he executed the same.



NOTARY PUBLIC
My commission expires: 08/16/2028

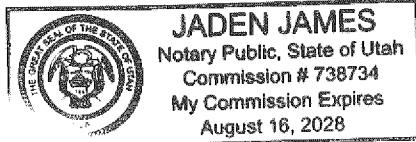


EXHIBIT "A"

Lot 627, Saratoga Springs, No. 6, Planned Unit Development Subdivision, as the same is identified in the recorded survey map in Utah County, Utah, as Entry No. 104007, and Map Filing No. 7375, (as said record of survey map may have heretofore been amended or supplemented) and in the declaration of covenants, conditions, restrictions, and easements for Saratoga Springs subdivision, recorded in Utah County, Utah, as Entry No. 12514, in Book 4195 at Page 1 (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 covenants, conditions, restrictions, and easements for Saratoga Springs Subdivision.