



ENT 38983:2025 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 May 28 09:34 AM FEE 40.00 BY KC  
RECORDED FOR Access Title Company  
ELECTRONICALLY RECORDED

File # 25-5264

## WARRANTY DEED

**Austin Eastman**, Grantor(s) of Provo, County of Utah, State of UT, hereby CONVEY and  
WARRANT to

LCT Properties, LLC

Grantee(s),

of 2059 Tuscany Way, Pleasant Grove, UT 84062

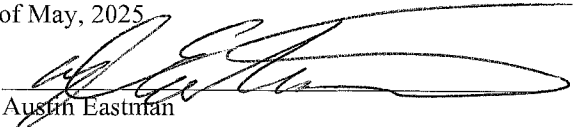
for the sum of \*\*\*TEN DOLLARS and other good and valuable consideration\*\*\*  
the following tract of land in Utah County, State of UT:

**Lot 5, contained within Plat "A", Place on 9th, a Planned Unit Development, as said Lot is identified in the Plat of said Development, recorded in Utah County, Utah, as Entry No. 12073, and Map Filing No. 11664:2007 and in the Declaration of Covenants, Conditions, and Restrictions, recorded in Utah County, Utah, on January 24, 2007, as Entry No. 11665:2007, and any amendments thereto. Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot.**

**Tax Serial Number 49:658:0005**

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or enforceable in law or equity and general property taxes for the year 2025 and thereafter.

WITNESS the hand of said grantor, this 20th day of May, 2025

  
Austin Eastman

STATE OF UTAH

)

:ss

COUNTY OF Utah

)

On the 20th day of May, 2025, personally appeared before me Austin Eastman, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

  
Notary Public

Residing At:

My Commission Expires:

