

ENT 41747:2025 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jun 05 09:46 AM FEE 40.00 BY AC  
RECORDED FOR Jeffs and Jeffs, P.C.  
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:  
Vicki Parker  
2864 North 175 East  
Provo, Utah 84604

## WARRANTY DEED

Traders, L.C., a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS to Vicki Parker, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 6, PLAT "C", SPENCER GROW PARK SUBDIVISION, PROVO CITY, UTAH; THENCE NORTH 6°20' WEST 63.19 FEET; THENCE SOUTH 88°17' EAST 105 FEET, MORE OR LESS TO EAST LINE OF SAID LOT 7; THENCE SOUTH 1°09' EAST 64.69 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 86°30' WEST 100.09 FEET ALONG SOUTH LINE OF SAID LOT 7, TO THE PLACE OF BEGINNING.

Tax Parcel Number 40:054:0014

WITNESS the hand of said *Grantor*, this 31<sup>st</sup> day of May, 2025.

Traders, L.C., a Utah limited liability  
Company

Vicki Parker  
Vicki Parker, Manager

STATE OF UTAH )  
: ss.  
COUNTY OF UTAH (Wasatch)

On the 31<sup>st</sup> day of May, 2025, personally appeared before Vicki Parker, Manager of Traders, L.C. a Utah limited liability company, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

Justin Goodrich  
Notary Public

