

Recording requested by:
North Star Title LLC
6925 South Union Park Center
100
Cottonwood Heights, UT 84047

After Recording Return To:
Casey Cottrell and Alex William Johnson
2976 West 2400 North
Lehi, UT 84043

File Number: 24-2007-NP
Parcel ID: 41-852-0223

ENT 42907:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 28 11:44 AM FEE 40.00 BY CS
RECORDED FOR North Star Title, LLC
ELECTRONICALLY RECORDED

Warranty Deed

Know All Men By These Presents that

Kathleen Fowers, (henceforth referred to as "Grantor") of Farmington, UT,

hereby CONVEYS AND WARRANTS to

Casey D. Cottrell, and Alex William Johnson, as joint tenants, (henceforth referred to as "Grantee") of Lehi, UT,

for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Utah County, State of Utah, described as:

Exhibit A

Lot 223, PLAT A, PHASE 2, HOLBROOK FARMS, A RESIDENTIAL SUBDIVISION, according to the Official Plat thereof on file and of record in the Utah County Recorder's Office.

Address: 2976 West 2400 North, Lehi, UT 84043

with **WARRANTY COVENANTS**:

Also hereby releasing any and all interest and equity rights pursuant to that Decree of Divorce filed as Case No. 224401681, in the Fourth District Court of Utah County, State of Utah

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 28th day of June, 2024.

WARRANTY DEED

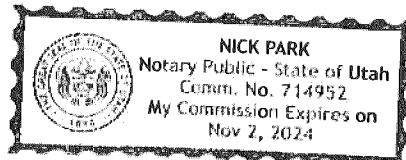
Kathleen Fowers
Kathleen Fowers

STATE OF UTAH
COUNTY OF SALT LAKE

On this 28th day of June, 2024, before me NICK PARK, a notary public, personally appeared **Kathleen Fowers**, 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

NICK PARK
Notary Public



WARRANTY DEED