

ENT 44159 : 2025 PG 1 of 1  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jun 13 01:23 PM FEE 40.00 BY TM  
RECORDED FOR Skyline Title, LLC  
ELECTRONICALLY RECORDED

After Recording Return To:  
Quinton Bassett  
2521 Apricot Pl  
Saratoga Springs, UT 84045

File Number: 2025-84

## **Warranty Deed**

**Val W. Roundy** (henceforth referred to as "Grantor")

for the sum of TEN DOLLARS (\$10) and other good and valuable consideration, hereby conveys and warrants to

**Quinton Bassett** (henceforth referred to as "Grantee")

the following tract of land in Utah County, State of UTAH, more particularly described as follows:

Lot 1, Plat "B", SYDNEY COVE SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

IN WITNESS WHEREOF, grantor has executed this Warranty Deed on the 12th day of June 2025.

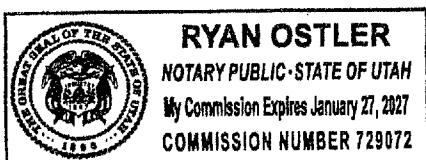
John W. Buckley, Attorney-In-Fact for Val W. Roundy  
John W. Buckley, Attorney-In-Fact for Val W. Roundy

COUNTY OF Utah)

:ss

STATE OF Utah)

The foregoing instrument was acknowledged before me on the June 12, 2025 by John W. Buckley, Attorney-In-Fact for Val W. Roundy



  
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NOTARY PUBLIC

**WARRANTY DEED**