

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



*[Signature]*  
NOTARY PUBLIC