

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Robert Wendling and Kriss Wendling
1013 West 90 South
Spanish Fork, UT 84660

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **320-6270305 (RD)**
A.P.N.: **47-330-0107**

Marcus R. Madsen and Amber D. Madsen, Grantor, of **Spanish Fork, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

Robert Wendling and Kriss Wendling, husband and wife as joint tenants with right of survivorship, Grantee, of **Spanish Fork, Utah** County, State of **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**:

LOT 107, NEWPORT VILLAGE PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

A.P.N.: 47-330-0107

Warranty Deed - continued

File No.: 320-6270305 (RD)

Witness, the hand(s) of said Grantor(s), this 7/20/2023.Marcus R. Madsen
Marcus R. MadsenAmber D. Madsen
Amber D. MadsenSTATE OF Utah)
County of Utah) ss.

On July 20 2023, before me, the undersigned Notary Public, personally appeared **Marcus R. Madsen and Amber D. Madsen**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 2-21-2026Racquel H. Dunn
Notary Public