

ENT 47693:2025 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Jun 26 03:44 PM FEE 40.00 BY LM  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
Arnoud Noot  
1152 North 160 East  
American Fork, UT 84003



File No.: 190551-MYU

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## WARRANTY DEED

Spencer E. Erekson aka Spencer Elggren Erekson, Trustee, and Kristen Erekson Mikesell and Kari Erekson Wahlquist, as Successor Trustees of the Allen Benbow Erekson Trust, u/t/a dated December 29, 2010, as to 1/2 of the property and Spencer E. Erekson aka Spencer Elggren Erekson, Trustee, and Kristen Erekson Mikesell and Kari Erekson Wahlquist, as Successor Trustees of the Mardon Jayne Elggren Erekson Trust, u/t/a dated December 29, 2010, as to 1/2 of the property,

**GRANTOR(S)**, of American Fork, State of Utah, hereby conveys and warrants to

Arnoud Noot,

**GRANTEE(S)**, of American Fork, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

Lot 30, PLAT "A", QUAIL MEADOWS AT TRI-CITY, Planned Unit Development, according to the official plat thereof as recorded in the office of the Utah County Recorder.

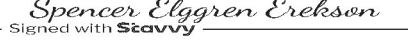
**TAX ID NO.:** 50-052-0030 (for reference purposes only)

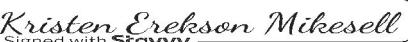
**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

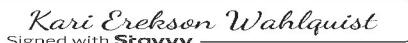
*[Signature on following page]*

Dated this 26th day of June, 2025.

Allen Benbow Erekson Trust, u/t/a dated  
December 29, 2010

BY:   
Spencer E. Erekson aka Spencer Elggren  
Erekson  
Trustee

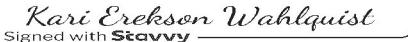
BY:   
Kristen Erekson Mikesell  
Successor Trustee

BY:   
Kari Erekson Wahlquist  
Successor Trustee

Mardon Jayne Elggren Erekson Trust, u/t/a  
dated December 29, 2010

BY:   
Spencer E. Erekson aka Spencer Elggren  
Erekson  
Trustee

BY:   
Kristen Erekson Mikesell  
Successor Trustee

BY:   
Kari Erekson Wahlquist  
Successor Trustee

## STATE OF UTAH

## COUNTY OF UTAH

On this 26th day of June, 2025, before me, personally appeared Spencer E. Erekson aka Spencer Elgren Erekson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Allen Benbow Erekson Trust, u/t/a dated December 29, 2010.

*Derrick Kueser*  
Signed with Stavvy

Notary Public



DERRICK KUESER

Notary Public

State of Utah

Comm. No. 728666

My Commission Expires February 13, 2027

Notarized remotely via audio/video communication using Stavvy

## STATE OF UTAH

## COUNTY OF UTAH

On this 26th day of June, 2025, before me, personally appeared Kristen Erekson Mikesell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Allen Benbow Erekson Trust, u/t/a dated December 29, 2010.

*Derrick Kueser*  
Signed with Stavvy

Notary Public



DERRICK KUESER

Notary Public

State of Utah

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## STATE OF UTAH

## COUNTY OF UTAH

On this 26th day of June, 2025, before me, personally appeared Kari Erekson Whalquist, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Allen Benbow Erekson Trust, u/t/a dated December 29, 2010.

*Derrick Kueser*  
Signed with Stavvy

Notary Public



DERRICK KUESER

Notary Public

State of Utah

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COUNTY OF UTAH

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*Derrick Kueser*  
Signed with **Stavvy**

Notary Public



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*Derrick Kueser*  
Signed with **Stavvy**

Notary Public



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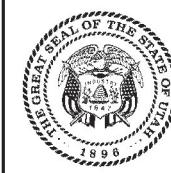
STATE OF UTAH

COUNTY OF UTAH

On this 26th day of June, 2025, before me, personally appeared Kari Erekson Whalquist, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Mardon Jayne Elggren Erekson Trust, u/t/a dated December 29, 2010.

*Derrick Kueser*  
Signed with **Stavvy**

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