

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

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



File No.: 190551-MYU

WARRANTY DEED

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

BY: *Spencer Elggren Erikson*
Signed with **Stavvy**
Spencer E. Erikson aka Spencer Elggren
Erikson
Trustee

BY: *Kristen Erikson Mikesell*
Signed with **Stavvy**
Kristen Erikson Mikesell
Successor Trustee

BY: *Kari Erikson Wahlquist*
Signed with **Stavvy**
Kari Erikson Wahlquist
Successor Trustee

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

BY: *Spencer Elggren Erikson*
Signed with **Stavvy**
Spencer E. Erikson aka Spencer Elggren
Erikson
Trustee

BY: *Kristen Erikson Mikesell*
Signed with **Stavvy**
Kristen Erikson Mikesell
Successor Trustee

BY: *Kari Erikson Wahlquist*
Signed with **Stavvy**
Kari Erikson Wahlquist
Successor Trustee

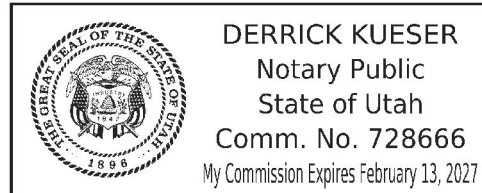
STATE OF UTAH

COUNTY OF UTAH

On this 26th day of June, 2025, before me, personally appeared Spencer E. Erikson aka Spencer Elggren Erikson, 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 Erikson Trust, u/t/a dated December 29, 2010.

Derrick Kueser
Signed with Stavvy

Notary Public



Notarized remotely via audio/video communication using Stavvy

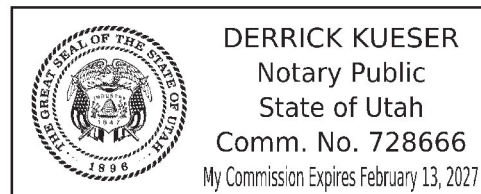
STATE OF UTAH

COUNTY OF UTAH

On this 26th day of June, 2025, before me, personally appeared Kristen Erikson 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 Erikson Trust, u/t/a dated December 29, 2010.

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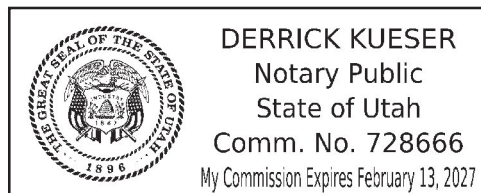
STATE OF UTAH

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On this 26th day of June, 2025, before me, personally appeared Kari Erikson 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 Erikson Trust, u/t/a dated December 29, 2010.

Derrick Kueser
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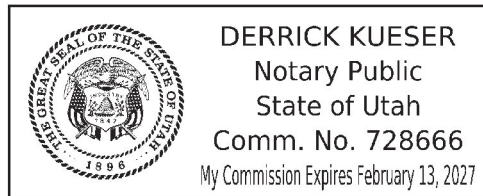
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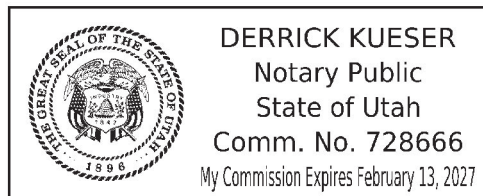
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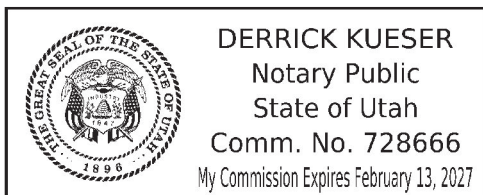
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