

ENT 47694:2025 PG 1 of 2
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

WARRANTY DEED

Arnoud Noot,

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

Arnoud Noot and Susanna Noot, husband and wife as joint tenants,

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.



Arnoud Noot

STATE OF UTAH

COUNTY OF UTAH

On this 26th day of June, 2025, before me, personally appeared Arnoud Noot, 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.



Notary Public