

ATLAS TITLE
FILE# 36960

Ent 505152 Bk 1369 Pg 70 - 70
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2021 Aug 06 09:37AM Fee: \$40.00 TC
For: Atlas Title - Heber City
ELECTRONICALLY RECORDED

Warranty Deed

Grantor: Cameron L. Spruill and Elizabeth S. Spruill, Trustees of The Cameron and Elizabeth Spruill Living Trust, u/a dated February 25, 2021

hereby **CONVEY AND WARRANT** to:

Grantee: Cameron Spruill and Elizabeth Spruill, husband and wife, as joint tenants
Of: 1908 N Callaway Dr., Heber City, UT 84032

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within WASATCH County, State of UTAH to wit:

All of Homestead No. 99, contained within Cove Estates Phase 2 Subdivision, as the same is identified in the Plat recorded as Entry No. 294870, in Book 820, beginning at Page 176, of the official records of the Wasatch County Recorder.

Together with a right and easement of use and enjoyment in and to the Common Areas described and provided for in said Declaration of Covenants, Conditions and Restrictions and in the Record of Survey Map in the official record of the Wasatch County Recorder.

Tax ID No.: 0ZA-2099/Parcel No. 00-0020-4203

Together with all appurtenances thereunto belonging.

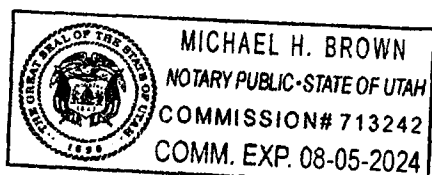
This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS THE HAND OF SAID GRANTOR THIS 2nd DAY OF AUGUST, 2021.

) Cameron L. Spruill
) Cameron L. Spruill, Trustee
) Elizabeth S. Spruill
) Elizabeth S. Spruill, Trustee

State of Utah)
County of) ss

On the 2nd OF AUGUST, 2021, personally appeared before me, Cameron L. Spruill and Elizabeth S. Spruill, Trustees of The Cameron and Elizabeth Spruill Living Trust, u/a dated February 25, 2021, the signer of the within instrument, who duly acknowledged to me that they executed the same.



[Signature]
NOTARY PUBLIC