

ENT 5199:2016 PG 1 of 1  
**Jeffery Smith**  
**Utah County Recorder**  
2016 Jan 20 03:09 PM FEE 10.00 BY MG  
RECORDED FOR Key Land Title  
ELECTRONICALLY RECORDED

When recorded, please mail to:

William Carlson & Bethany Carlson  
1069 North Independence Avenue  
Provo, UT 84604  
KLT # 15-0236-ND

## WARRANTY DEED

ALAN D. ANDERSEN, of LEHI, UTAH County, Utah, GRANTOR,

Hereby CONVEYS and WARRANTS to

~~WILLIAM E.~~ <sup>N.</sup>  
~~WILLIAM CARLSON and BETHANY CARLSON, HUSBAND AND WIFE, AS JOINT TENANTS,~~  
of PROVO, UTAH County, Utah, GRANTEEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in UTAH County, State of Utah, to-wit:

LOT 55, PLAT "B", INDEPENDENCE AVENUE, AN EXPANDABLE  
PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY  
RECORDER'S OFFICE.

Tax Parcel No. 42-062-0055

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2016 and thereafter.

WITNESS the hand of said grantor, this 19<sup>TH</sup> day of January, 2016.

Alan D. Andersen  
ALAN D. ANDERSEN

STATE OF UTAH )  
: ss  
COUNTY OF UTAH )

On this 19<sup>TH</sup> day of JANUARY, 2016, personally appeared before me, ALAN D. ANDERSEN, the signor of the foregoing instrument, who duly acknowledged before me that he executed the same.

Nickolas Dart  
Notary Public

