

MAIL TAX NOTICES TO GRANTEE(S) AT:  
**3746 NORTH BROWNING STREET  
EAGLE MOUNTAIN, UT 84005**

ENT 5234:2024 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Jan 26 02:45 PM FEE 40.00 BY AC  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED

### **COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. GT Title Services hereby expressly disclaims any responsibility or liability for the accuracy or content thereof.

Property Reference Information:

Tax Parcel No(s): **68-086-0709**

Property Address(es) (if any):

**3746 NORTH BROWNING STREET, EAGLE MOUNTAIN, UT 84005**

## **WARRANTY DEED**

**BRIAN HALE** ("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

**BRIAN HALE AND BROOKE HALE, TRUSTEES, AND ANY SUCCESSOR TRUSTEES, OF THE HALE FAMILY TRUST, U/A/D JULY 26, 2023** ("Grantee(s)")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**LOT 709, HARMONY PHASE "A" PLAT "7", A RESIDENTIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: L55687E

Tax Parcel No(s): 68-086-0709

Property Address(es) (if any):

3746 NORTH BROWNING STREET, EAGLE MOUNTAIN, UT 84005

**-Signature Page to Warranty Deed-**

Witness the hand of Grantor(s) this 26 day of **JANUARY, 2024**.

Brian Hale

**BRIAN HALE**

STATE OF UTAH )

) ss.

COUNTY OF UTAH )

On this 26 day of **January, 2024**, personally appeared before me **BRIAN HALE**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

[Signature]

NOTARY PUBLIC

