

ENT 53220:2024 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Aug 08 12:54 PM FEE 40.00 BY MG  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
Heather Bayless  
103 East 700 North #21  
Springville, UT 84663



File No.: 180966-JHL

## **WARRANTY DEED**

Laurin Hendrix and Kimberly Hendrix, as joint tenants with rights of survivorship,

**GRANTOR(S)**, of Gilbert, State of Arizona, hereby Conveys and Warrants to

Heather Bayless,

**GRANTEE(S)**, of Springville, 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:

Unit 21, contained within ART CITY TOWNHOMES, PHASE G, a Utah condominium project, as the same is identified in the Plat filed in the office of the Utah County Recorder, Utah, on July 27, 2015 as Entry No. 67326:2015 and in the declaration recorded July 27, 2015 as Entry No. 67315:2015 (as said declaration may have been subsequently restated, amended and/or supplemented).

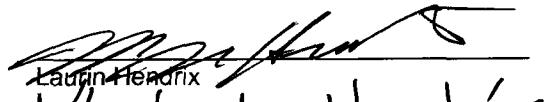
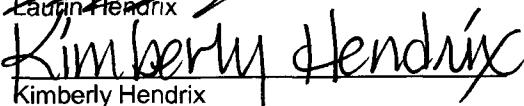
TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

**TAX ID NO.: 34-562-0021** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

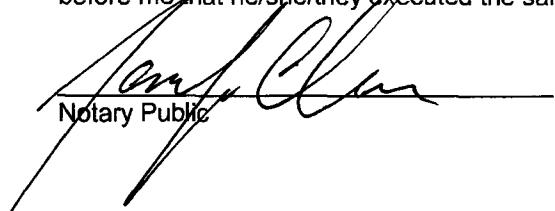
Dated this 5th day of August, 2024.

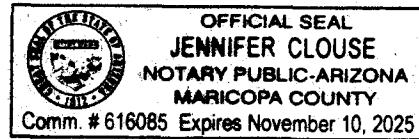
  
Laurin Hendrix  
  
Kimberly Hendrix

STATE OF ARIZONA

COUNTY OF Maricopa

On this 5th day of August, 2024, before me, personally appeared Laurin Hendrix, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

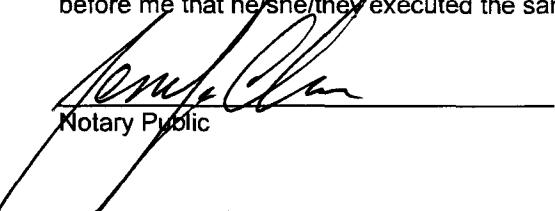
  
Notary Public



STATE OF ARIZONA

COUNTY OF Maricopa

On this 5th day of August, 2024, before me, personally appeared Kimberly Hendrix, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public

