Ent 538233 Bk 1457 Pg 762 – 762 MARCY M. MURRAY, Recorder WASATCH COUNTY CORPORATION 2023 Oct 31 09:21AM Fee: \$40.00 KM For: Atlas Title – Heber City ELECTRONICALLY RECORDED

Warranty Deed

Grantor: Don W. Whitehead Sr. and Kathryn M. Whitehead, Trustees of The Don & Kathryn Whitehead Trust, dated June 29th, 2021

hereby

CONVEY AND WARRANT

to:

Grantee: Wende A. Mix

of: 412 Ashland Ave., Buffalo, NY 14222

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:

Lot 77, contained within Valais, Phase 3, Plat "D", P.U.D., a Planned Unit Development, Midway City, Utah, as the same is identified in the Record of Survey Map recorded in the office of the Wasatch County Recorder as Entry No. 222187 (as said Record of Survey Map may have heretofore been amended or supplemented), and in the Declaration of Mirabelle Colony 1 at Valais, recorded in the office of the Wasatch County Recorder as Entry No. 222188, in Book 454, at Page 19, of Official Records (as said Declaration may have heretofore been amended or supplemented).

Together with a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in said Declaration and Map, as amended and/or supplemented, in the official records of the Wasatch County Recorder.

Tax ID No. 0VA-4077/Parcel No. 00-0017-3646

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 25th DAY OF OCTOBER 2023.

Don W. Whitehead Sr., Trustee

Kathryn Ml Whitehead, Trustee

State of Utah

County of Wasatch

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On the 25th OF OCTOBER 2023, personally appeared before me, Don W. Whitehead Sr. and Kathryn M. Whitehead, Trustees of The Don & Kathryn Whitehead Trust, dated June 29th, 2021, the signers of the within instrument, who duly acknowledged to me that they executed the same.

AYLEEN SHEIDLER
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 713407
COMM. EXP. 08-04-2024

NOTARYPUBLIC