

ENT 54998 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jul 23 11:01 AM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Oscar M. Rojas Hernandez, Jr.
3584 East 1180 South
Spanish Fork, UT 84660



File No.: 191863-MYP

WARRANTY DEED

Oscar M. Rojas Hernandez aka Oscar Manuel Rojas Hernandez Jr. and Melissa E. Guerrero Castro, husband and wife, and Oscar M. Rojas Hernandez aka Oscar Manuel Hernandez, Sr., an unmarried man, all as joint tenants,

GRANTOR(S), of , State of , hereby conveys and warrants to

Oscar M. Rojas Hernandez Jr.,

GRANTEE(S), of Spanish Fork, 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:

Lot 149, QUIET VALLEY AT SPANISH FORK PLAT B, a Master Planned Development, according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 50-138-0149 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

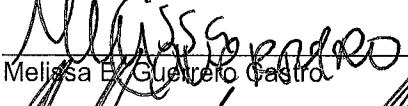
[Signature on following page]

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 22 July, 2025.



Oscar M. Rojas Hernandez aka Oscar Manuel
Rojas Hernandez, Jr.



Melissa B. Gutierrez Castro



Oscar M. Rojas Hernandez aka Oscar Manuel
Hernandez Sr by Oscar M. Rojas Hernandez aka
Oscar Manuel Rojas Hernandez Jr. as
Attorney-in-Fact



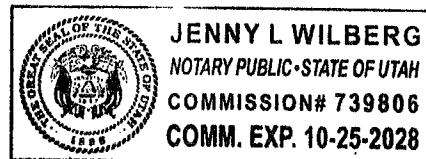
as atty in
fact

STATE OF UTAH

COUNTY OF UTAH

On this 22nd July, 2025, before me, personally appeared Oscar M. Rojas Hernandez aka Oscar Manuel Rojas Hernandez Jr., 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.



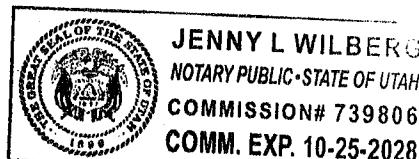
 Notary Public


STATE OF UTAH

COUNTY OF UTAH

On this 22nd July, 2025, before me, personally appeared Melissa E. Guerrero Castro, 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.

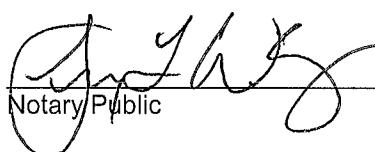


 Notary Public


STATE OF UTAH

COUNTY OF UTAH

On this 22nd July, 2025, before me, personally appeared Oscar M. Rojas Hernandez aka Oscar Manuel Hernandez Sr. by Oscar M. Rojas Hernandez aka Oscar Manuel Rojas Hernandez Jr., 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
