

MAIL TAX NOTICE TO:
Daniel Kiutu
3297 South Black Bittern Way
Saratoga Springs, UT 84045

ENT 55694:2024 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Aug 19 11:42 AM FEE 40.00 BY AS
RECORDED FOR Pinnacle Title
ELECTRONICALLY RECORDED

PINNACLE TITLE



WARRANTY DEED

Order No. 148097CA

Colton Arave and Karlie Arave, husband and wife as joint tenants

Grantor,

hereby CONVEY and WARRANT to

Daniel Kiuttu and Cady Kiuttu, husband and wife as joint tenants

Grantee,

of SARATOGA SPRINGS, County of UTAH, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

Lot No. 312, Plat C, HERON HILLS PLANNED RESIDENTIAL DEVELOPMENT, as the same is identified in the official plat filed in the office of the Utah County Recorder and in the Declaration of Covenants, Restrictions and Easements for Heron Hills Planned Residential Development recorded November 20, 2015 as Entry No. 104937-2015, Together with a right and easement of use and enjoyment in and to the Common Area and Private Drive, described and as provided for in said Declaration.

Parcel Number: 41-874-0312

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

WITNESS the hand of said grantor, this 16th day of August, 2024.

Colton Arave

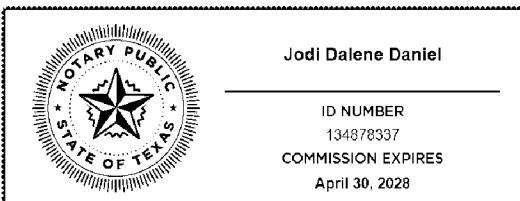
Colton Arave

Karlie Arave

Karlie Arave

STATE OF Texas)
COUNTY OF Tarrant)
ss:)

On the 16th day of August, 2024, personally appeared before me Colton Arave and Karlie Arave, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Jodi Dolene Daniel
Notary Public

Notary Public