

After Recording mail to:  
Winthrop Edward Jeanfreau  
Leslie Anne Jeanfreau  
776 S 500 E  
Orem, UT 84097

**ACCOMMODATION  
RECORDING ONLY  
U.S. TITLE**

**WARRANTY DEED**

**APN: 45-117-0002**

**Winthrop Edward Jeanfreau,**  
of Orem, Utah County, Utah, GRANTORS,

Hereby CONVEY(S) and WARRANT(S) to

**Winthrop Edward Jeanfreau and Leslie Anne Jeanfreau, husband and wife as joint  
tenants,**  
of Orem, Utah County, Utah, GRANTEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

**SEE EXHIBIT 'A'**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2025 and thereafter.

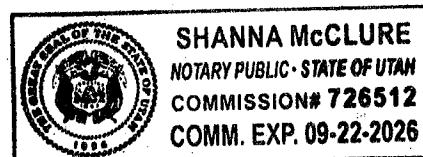
WITNESS the hand of said grantor(s), this the 23 day of January, 2025.

Winthrop Edward Jeanfreau

STATE OF UTAH)  
: ss)  
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me the 24 day of January, 2025 by  
Winthrop Edward Jeanfreau.

Shanna McClure  
Notary Public



**EXHIBIT "A"**

**ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF UTAH AND  
STATE OF UTAH, BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**LOT 2, PLAT "H", LINCOLN GARDENS SUBDIVISION, OREM, UTAH, ACCORDING  
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER,  
UTAH COUNTY, UTAH.**

**Assessor's Parcel No: 45:117:0002**