

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Alan and Lisa Ashman  
1298 S 1410 E  
Provo, UT 84606

MAIL TAX NOTICE TO:  
Alan and Lisa Ashman  
1298 S 1410 E  
Provo, UT 84606

ENT 58351-2023 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2023 Sep 5 04:39 PM FEE 40.00 BY MG  
RECORDED FOR ASHMAN, LISA

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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

### WARRANTY DEED

THIS WARRANTY DEED is made as of August 31, 2023, by Lisa Ashman and Alan Ashman, Jr., wife and husband as joint tenants (collectively, "Grantor") to Alan K. Ashman Jr. and Lisa B. Ashman, Trustees, THE ASHMAN FAMILY TRUST, dated August 31, 2023 (collectively, "Grantee").

WHEREAS, Grantor holds legal title to certain property (the "Property") more particularly described as:

UNIT 4, BUILDING "A" OF PLAT "C", PIONEER, A PERFORMANCE DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Tax Serial No.: 49:444:0004

Subject to easements, restrictions, rights of way of record, and to general property taxes for 2023 and thereafter; and

WHEREAS, Grantor desires to convey to Grantee in fee simple all of its right, title and interest in and to the Property.

NOW THEREFORE in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantees in fee simple the Property.

TOGETHER WITH all and singular the ways, easements, rights, privileges and appurtenances thereto or in any way appertaining, all improvements thereon and all the estate, right, title, interest and claim, either at law or in equity, of the Grantor in the said Property;

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantees and Grantees' successors and

assigns, forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantees and Grantees' successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its representative thereto duly authorized as of the day and year first above written.

**GRANTOR:**

**Lisa Ashman**

By: Lisa Ashman

**Alan Ashman, Jr.**

By: Alan Ashman

STATE OF UTAH )  
                    ) ss.  
COUNTY OF UTAH )

On August 31, 2023, before me, the undersigned, personally appeared Lisa Ashman and Alan Ashman, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that he and she executed the same in his and her authorized capacity, and that by his and her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Jessica Singh  
Notary Public in and for said  
County and State

(SEAL)

