

ENT 58811:2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Aug 06 10:17 AM FEE 40.00 BY KC  
RECORDED FOR US Title Insurance Agency,  
ELECTRONICALLY RECORDED

After Recording mail to:  
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 and Leslie Anne Jeanfreau,**  
of Orem, Utah County, Utah,

GRANTORS,

Hereby CONVEY(S) and WARRANT(S) to

**Leslie Anne Jeanfreau,**  
of Orem, Utah County, Utah,

GRANTEE,

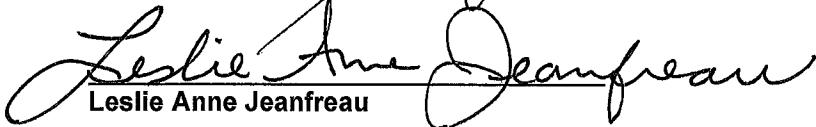
for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

**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 5th day of August, 2025.

  
Winthrop Edward Jeanfreau

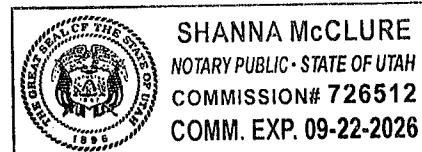
  
Leslie Anne Jeanfreau

STATE OF UTAH)  
(ss )

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me the 5<sup>th</sup> day of August, 2025 by **Winthrop Edward Jeanfreau and Leslie Anne Jeanfreau**.

  
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**