

ENT6154:2023 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2023 Feb 01 12:42 PM FEE 40.00 BY MG  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
Feb 11, LLC  
9490 S. 300 West, #100  
Sandy, UT 84070

**COTTONWOOD**

File No.: 165475-RCF

## **WARRANTY DEED**

Lance B. Miller

**GRANTOR(S)** of Highland, State of Utah, hereby Conveys and Warrants to

Feb 11, LLC

**GRANTEE(S)** of Sandy, 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 3216, HOLBROOK FARMS PLAT C PHASE 2A, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.:** 68-034-3216 (for reference purposes only)

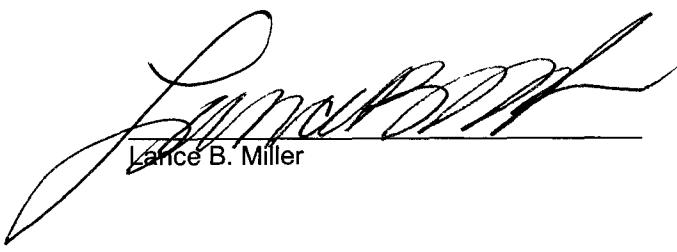
**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any  
liability as to the condition of title  
and as to the content, validity,  
or effects of this document.

Dated this 30th day of January, 2023.

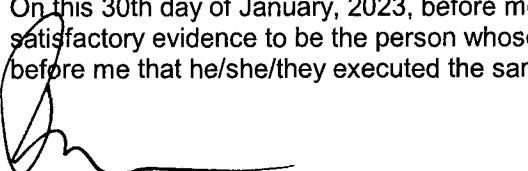


Lance B. Miller

STATE OF UTAH

COUNTY OF UTAH

On this 30th day of January, 2023, before me, personally appeared Lance B. Miller, 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

