

ENT 61763 : 2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Aug 15 03:22 PM FEE 40.00 BY CS  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:  
Lahela Garner and Ryan Garner  
3105 North Lone Pine Street  
Eagle Mountain, UT 84005



File No.: 184970-LMP

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## WARRANTY DEED

Lahela Garner and Ryan Garner, as joint tenants,

**GRANTOR(S)**, of Eagle Mountain, State of Utah, hereby conveys and warrants to

Ryan Garner and Lahela Garner, as Trustees of The Garner Family Trust, dated March 27, 2024,

**GRANTEE(S)**, of Eagle Mountain, 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 412, FIREFLY NPA 8 PHASE A PLAT 4 AMENDED, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.: 39-396-0412** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

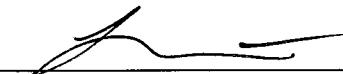
Dated this 15th day of August, 2025.

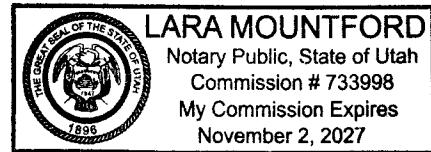
  
Lahela Garner  
  
Ryan Garner

STATE OF UTAH

COUNTY OF DAVIS

On this 15th day of August, 2025, before me, personally appeared Lahela Garner, 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



STATE OF UTAH

COUNTY OF DAVIS

On this 15th day of August, 2025, before me, personally appeared Ryan Garner, 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

