MAIL TAX NOTICES TO GRANTEE AT: 1224 DOROTHY DRIVE GLENDALE, CA 91202

ENT 6215:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Feb 01 02:12 PM FEE 40.00 BY CS
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



PROVO, UT 84604

Property Reference Information:
Tax Parcel No(s).: 48-048-0038
Property Address(es) (if any):
1395 NORTH 1500 EAST

## **WARRANTY DEED**

KOURI RICHINS ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

PERGENTINO CALICA, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY ("Grantee")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

ALL OF LOT 38, PLAT "L", OAK HILLS SUBDIVISION, PROVO, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2023 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

ENT6215:2023 PG 2 of 2

Information for reference purposes:

GT Title File No.: L52440AH
Tax Parcel No(s).: 48-048-0038
Property Address(es) (if any):

1395 NORTH 1500 EAST, PROVO, UT 84604

-Signature Page to Warranty Deed-

Witness the hand of Grantor this 4 day of JANUARY, 2023.

**KOURI RICHINS** 

STATE OF UTAH

COUNTY OF LATAN

On this day of January, 2023, personally appeared before me KOURI RICHINS, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my

hand and official seal.

NOTARY PUBLIC



AMBER KAY HAWK

Notary Public State of Utah My Commission Expires on: October 5, 2024 Comm. Number: 714545