

ENT 64868 : 2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 27 09:28 AM FEE 40.00 BY LM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Steven Bennett
333 South 680 West
American Fork, UT 84003



File No.: 192463-EDP

WARRANTY DEED

Sebastian Duran and Alison Duran, husband and wife as joint tenants,

GRANTOR(S), of American Fork, State of Utah, hereby conveys and warrants to

Steven Bennett,

GRANTEE(S), of American Fork, 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 53, THE ESTATES AT FENN FARMS PLAT "A", according to the official plat thereof as recorded in the office of the Utah County Recorder.

TAX ID NO.: 38-669-0053 (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 26th day of August, 2025.

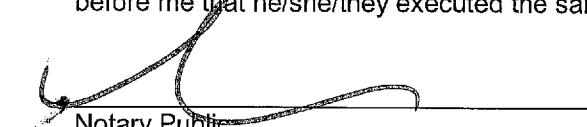

Sebastian Duran

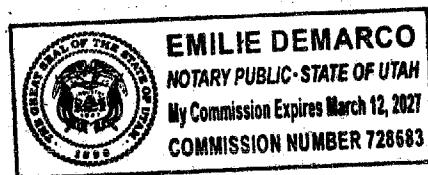
Alison Duran

STATE OF UTAH

COUNTY OF UTAH

On this 26th day of August, 2025, before me, personally appeared Sebastian Duran, 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.

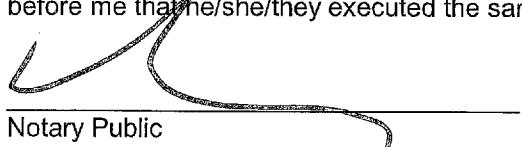

Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 26th day of August, 2025, before me, personally appeared Alison Duran, 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

