

**Vanguard Title Insurance Agency, LLC  
Mail Tax Notices to Grantee and  
WHEN RECORDED RETURN TO:  
Kevin Devine and Julie Devine  
15337 S. Eagle Crest Drive  
Draper, UT 84020  
File No.: 60889-BA**

ENT64993:2021 PG 1 of 1  
**Andrea Allen**  
**Utah County Recorder**  
2021 Apr 06 01:52 PM FEE 40.00 BY IP  
RECORDED FOR Vanguard Title Insurance Agency  
ELECTRONICALLY RECORDED

## WARRANTY DEED

GRANTOR(S): **Monique Lefort-Nguyen, successor trustee of the Linda Lefort Trust dated July 1, 2014**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Kevin Devine and Julie Devine, husband and wife

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of **UTAH**:

**Lot 83, EAGLE CREST NO. 1 AT SUNCREST, according to the Official Plat thereof, as recorded in the Office of the Utah County Recorder.**

Tax Parcel No.: 38-334-0083

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 12 day of July, 2021.

Linda Lefort Trust, dated July 1, 2014

Monique L. Nguyen  
Monique Lefort-Nguyen, successor trustee

County of Utah *Chair*

On this 2 day of April, 2021, personally appeared before me Monique Lefort-Nguyen, successor trustee of the Linda Lefort Trust dated July 1, 2014 the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

~~Witness my hand and official seal.~~

Notary Public

