

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

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 42nd day of July, 2021.

Linda Lefort Trust, dated July 1, 2014

Monique L. Nguyen
Monique Lefort-Nguyen, successor trustee

State of Utah Utah
} ss.

County of Utah Utah

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.

[Signature]
Notary Public

