

*When recorded mail to (Tax Mailing Address):*  
Grantee  
10923 N Town Center Blvd  
Highland, UT 84003

ENT 65719:2023 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Oct 05 09:43 AM FEE 40.00 BY MC  
RECORDED FOR Meridian Title Company  
ELECTRONICALLY RECORDED

## WARRANTY DEED

Robert S. Chynoweth and Kelli S. Chynoweth, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

B & K Chynoweth Properties LLC, a Utah limited liability company,  
as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

Lot 117, Sunset Flats Phase "A" Plat 1, a Residential Subdivision, according to the plat thereof as recorded in the office of the Utah County Recorder.

Tax Parcel No. 66-783-0117

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

*[Signatures on following page]*


### ACCOMMODATION RECORDING ONLY

Meridian Title Company makes no representation as to condition of title, priority of lien, nor does it assume any responsibility for validity, sufficiency or effect of document.

In witness whereof, the grantors have executed this instrument this 29 day of September, 2023.

RAS Chynoweth

Robert S. Chynoweth

  
Kelly S. Chynoweth

STATE OF UTAH )  
 )  
 ) ss  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 29 day of September, 2023, by Robert S. Chynoweth and Kelli S. Chynoweth.

Notary Public

