

ENT 68622:2023 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2023 Oct 18 12:19 PM FEE 40.00 BY MG  
RECORDED FOR TITAN TITLE INSURANCE AGENC  
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:  
GRANTEE  
2705 GARDEN DR  
LEHI, UT 84043  
24819

## WARRANTY DEED

**MARK MEAKER and HOLLY MEAKER, Husband and Wife as Joint Tenants**

Grantor,

of LEHI, County of UTAH, State of UT hereby CONVEYS and WARRANTS to

**CAINE JULIAN NIELSEN AND REBEKAH NIELSEN, HUSBAND AND WIFE AS JOINT TENANTS**

Grantee,

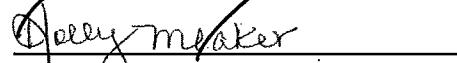
of LEHI, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit:

See Attached Exhibit "A"

LESS AND EXCEPTING any and all water rights associated herewith.

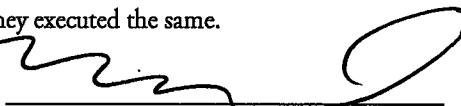
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

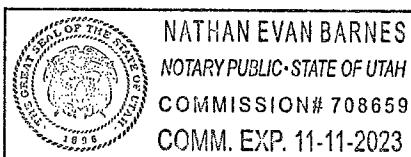
WITNESS the hand of said grantor, this OCTOBER 17<sup>th</sup>, 2023

  
\_\_\_\_\_  
MARK MEAKER  
\_\_\_\_\_  
  
\_\_\_\_\_  
HOLLY MEAKER

STATE OF UTAH \_\_\_\_\_ )  
COUNTY OF UTAH \_\_\_\_\_ )  
ss

On OCTOBER 17<sup>th</sup>, 2023, personally appeared before me MARK MEAKER and HOLLY MEAKER, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public Nathan Barnes  
Residing at: Salt Lake  
My Commission Expires: 11 - 11 - 23



## EXHIBIT "A"

File Number: 24819

LOT 44, PLAT A, SUNSET HOLLOW AT THANKSGIVING POINT, a Planned Unit Development, as said Lot is identified in the Plat of said Development, and in the Declaration of Covenants, Conditions and Restrictions recorded in UTAH County, and any and all amendments thereto.

Together with right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions and Restrictions, which includes, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot.

Tax ID No. 66-068-0044