

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Arnold A Porras Vargas
671 West 975 South
Lehi, UT 84043

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **320-6292641 (dma)**
A.P.N.: **36-883-0334**

Ashlee V. Toney and Ryan P. Toney, Grantor, of **Stagecoach**, County, State of **NV**, hereby CONVEY AND WARRANT to

Arnold A Porras Vargas, a married man, Grantee, of **Lehi, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

LOT 334, PLAT "F", CHAPPEL VALLEY PHASE "I", PLANNED RESIDENTIAL DESIGN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

A.P.N.: 36-883-0334

Warranty Deed - continued

File No.: 320-6292641 (dma)

Witness, the hand(s) of said Grantor(s), this 10 / 27 / 2023.Ashlee V Toney
Ashlee V. ToneyRyan P Toney
Ryan P. ToneySTATE OF UTAH)
County of UTAH) ss.

On Oct 27, 2023, before me, the undersigned Notary Public, personally appeared **Ashlee V. Toney and Ryan P. Toney**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 5-4-2025T. Nelson
Notary Public