



ENT 72513:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 03 01:57 PM FEE 40.00 BY KR
RECORDED FOR Access Title Company
ELECTRONICALLY RECORDED

File # 23-4598A-2

WARRANTY DEED

Shannon K. Ungricht and Alaina T. Ungricht, Grantor(s) of Provo, County of Utah, State of UT,
hereby CONVEY and WARRANT to

Benjamin Ellis and Erika Ellis, husband and wife as joint tenants

Grantee(s),

of 3730 North Canyon Road Provo, UT 84604

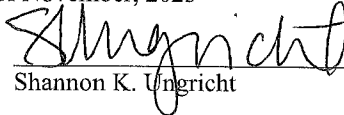
for the sum of ***TEN DOLLARS and other good and valuable consideration***
the following tract of land in Utah County, State of UT:

**ALL OF LOT 3, CANYON MEADOWS SUBDIVISION, PROVO, UTAH,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE
OF THE RECORDER, UTAH COUNTY, UTAH.**

TAX SERIAL NUMBER 36:016:0003

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto,
being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or
enforceable in law or equity and general property taxes for the year 2022 and thereafter.

WITNESS the hand of said grantor, this 1st day of November, 2023


Shannon K. Ungricht

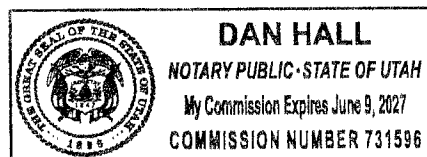
STATE OF UTAH)
) :ss
COUNTY OF Utah)

On the 1st day of November, 2023, personally appeared before me Shannon K. Ungricht, the signer(s)
of the within instrument, who duly acknowledged to me that she executed the same.



Notary Public
Residing At:

My Commission Expires:



WITNESS the hand of said grantor, this 2 day of November, 2023

Alaina T. Ungricht.
Alaina T. Ungricht

STATE OF MA)
) :ss
COUNTY OF HAMPDEN)

On the 2 day of November, 2023, personally appeared before me Alaina T. Ungricht, the signer(s) of the within instrument, who duly acknowledged to me that she executed the same.

[Signature]

My Commission Expires: 4/28/2028

Notary Public

Residing At: 900 RIVERDALE ST (UPS STORE)
W. SPFLD MA 01089



Shawn Thomas Pirog
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
4/28/2028