

ENT 74538 : 2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 Apr 20 03:28 PM FEE 40.00 BY IP  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:  
JDH Felt, LLC, a Utah limited liability company  
1450 W 1850 N  
Lehi, UT 84043



File No.: 143074-CAF

## **WARRANTY DEED**

Russell R. Felt and Rita A. Felt, Trustees of the Russell Ray Felt Revocable Trust dated June 3, 1982, and all successor trustees consistent with said Trust document

**GRANTOR(S)** of Lehi, State of Utah, hereby Conveys and Warrants to

JDH Felt, LLC, a Utah limited liability company

**GRANTEE(S)** of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

Lot 1, PLAT "A", BUSHMAN-FELT SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder.

**TAX ID NO.:** 35-388-0001 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 20th day of April, 2021.

Russell Ray Felt Revocable Trust dated June 3, 1982

BY: Rita A. Felt  
Rita A. Felt  
Co-Trustee

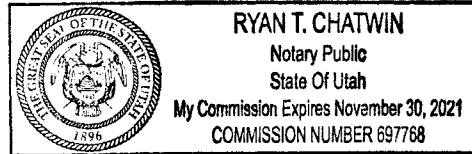
BY: Matthew Joseph Felt  
Matthew Joseph Felt  
Co-Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 20th of April, 2021, personally appeared before me Rita A. Felt, Co-Trustee(s) of the Russell Ray Felt Revocable Trust dated June 3, 1982, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

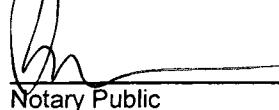
  
\_\_\_\_\_  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 20th of April, 2021, personally appeared before me Matthew Joseph Felt, Co-Trustee(s) of the Russell Ray Felt Revocable Trust dated June 3, 1982, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

  
\_\_\_\_\_  
Notary Public

