

MAIL TAX NOTICES TO:  
Benjamin Fisher and Daphne Fisher  
2546 N Elm Drive  
Lehi, UT 84043

ENT 79994 : 2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Oct 15 03:51 PM FEE 40.00 BY CS  
RECORDED FOR United West Title  
ELECTRONICALLY RECORDED

UW-14582

## WARRANTY DEED

**Helen Card and Andrew Card ,**

Grantor,

hereby CONVEY and WARRANT to

**Benjamin Fisher and Daphne Fisher, as joint tenants,**

Grantee,

for good and valuable consideration, the following tract of land in UTAH County, State of Utah, to-wit

Lot 222, Plat "B" Sunset Hollow at Thanksgiving Point, Planned Unit Development within a Residential Resort Community, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Together with a nonexclusive right and easement of use and enjoyment in and to the private roads and Common Areas described, and as provided for, in said Plat and Declaration of Covenants, Conditions and Restrictions. Subject to such perpetual easements and rights of ingress and egress on, over, under, through and across the lot which are associated with the utilities and private streets in said development.

**Tax ID: 66-120-0222**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

WITNESS the hand of said grantor, this October 15, 2025

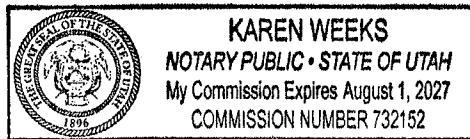
Helen Card  
**Helen Card**



Andrew Card

STATE OF UTAH )  
COUNTY OF UTAH )

On October 15, 2025 , personally appeared before me, **Helen Card and Andrew Card** , the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Karen Hale  
Notary Public