

ENT 87214 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 11 12:53 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
James D. Epperson
1331 West Annuvolato Way
Lehi, UT 84043



File No.: 184230-RCP

WARRANTY DEED

James D. Epperson,

GRANTOR(S), of Lehi, State of Utah, hereby conveys and warrants to

James D. Epperson and Home Sweet Home by Mitch 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 301, TRAVERSE MOUNTAIN VIALETTA, PHASE 3, a Residential Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder, State of Utah.

TAX ID NO.: 53-581-0301 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 10 ^{December} day of November, 2024.



James D. Epperson

STATE OF UTAH

COUNTY OF UTAH

On this 10 December 2024, before me, personally appeared James D. Epperson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



D. Bragonje

