



ENT89811:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Aug 11 02:15 PM FEE 40.00 BY CH
RECORDED FOR Prospect Title Insurance
ELECTRONICALLY RECORDED

**Prepared By Prospect Title Insurance
Agency, LLC**
94303-21

After Recording Mail Tax Notice To:
333 South 680 West
American Fork, UT 84003

Space Above This Line for Recorder's Use

WARRANTY DEED

Sebastian Duran

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

Sebastian Duran and Alison Duran, Husband and Wife as Joint Tenants

GRANTEE(S), of 333 South 680 West, American Fork, UT 84003

hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in Utah County, UT:

Lot 53, THE ESTATES AT FENN FARMS PLAT "A", according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Serial No. 38-669-0053

Witness our hands on the 11th day of August, 2022

Grantor:



Sebastian Duran

STATE OF UTAH
COUNTY OF UTAH

On this 11th day of August, 2022, before me Hayden Veenker, a notary public, personally appeared Sebastian Duran, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal



Notary Public

