

ENT 91201:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 26 03:09 PM FEE 40.00 BY CS
RECORDED FOR Real Advantage Title Insura
ELECTRONICALLY RECORDED



After Recording Return To:
Mail Tax Notices To:
Christian Loveridge and Jamie Loveridge
3147 East 1530 South
Spanish Fork, UT 84660

File Number: 24-24566-SDF
Parcel ID: 48-233-0003

Warranty Deed

Know All Men By These Presents that, **Kyle Andrew Rios, and Diana Karina Rios**, (henceforth referred to as "Grantor") of **Spanish Fork, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Christian Loveridge, and Jamie Loveridge, As Joint Tenants**, (henceforth referred to as "Grantee") of **3147 East 1530 South, Spanish Fork, UT 84660**, with **WARRANTY COVENANTS**:

Property 1:

Lot 3, Plat "A", OAKVIEW ESTATES SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

Tax Parcel #: 48-233-0003

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

WARRANTY DEED

File No.: 24-24566-SDF

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 26 day of December, 2024.



Kyle Andrew Rios

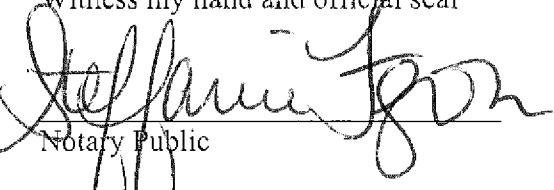


Diana Karina Rios

STATE OF UTAH
COUNTY OF UTAH

On this 26 day of December, 2024, before me  a notary public, personally appeared Kyle Andrew Rios and Diana Karina Rios, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Steffanie Ferguson
Notary Public

