MAIL TAX NOTICES TO GRANTEE AT: 42 EAST WILDCAT LANE SARATOGA SPRINGS, UT 84045

ENT 91532:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Aug 17 12:51 PM FEE 40.00 BY LT
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s).: 45-585-0014

Property Address(es) (if any):

42 EAST WILDCAT LANE, SARATOGA SPRINGS, UT 84045

WARRANTY DEED

Noah Germaine and Heather Germaine ("Grantors"),

in exchange for good and valuable consideration, hereby convey and warrant to

Bobby Hansmann and Julie Hansmann, husband and wife as joint tenants ("Grantees"),

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 2714, PLAT 27, LAKESIDE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

With all the covenants and warranties of title from Grantors in favor of Grantees as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

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Information for reference purposes:

GT Title File No.: **L50590E**Tax Parcel No(s).: **45-585-0014**Property Address(es) (if any):

42 EAST WILDCAT LANE, SARATOGA SPRINGS, UT 84045

-Signature Page to Warranty Deed-

Witness the hand of Grantors this 16 day of AUGUST, 2023.

Noah Germaine

Heather Germaine

STATE OF UTAH

)) ss.

COUNTY OF UTAH

On this 6 day of August, 2022, personally appeared before me **Noah Germaine** and **Heather Germaine**, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal

NOTARY PUBLIC

RACHEL WILSON

NOTARY PUBLIC • STATE OF UTAH

My Commission Expires October 10, 2022

COMMISSION NUMBER 702762