

MAIL TAX NOTICES TO GRANTEE(S) AT:  
7289 N. HIDDEN LOOP ROAD  
EAGLE MOUNTAIN, UT 84005

ENT91585:2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Aug 17 01:58 PM FEE 40.00 BY KR  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED



*Property Reference Information:*

Tax Parcel No(s).: **66-771-0465**

Property Address(es) (if any):

**4805 East Lake Corner Drive, EAGLE MOUNTAIN, UT 84005**

## WARRANTY DEED

**LANCE WILLARD CARD AND JULIE CARD, ("Grantor(s)"),**

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

**4805 LAKE CORNER DRIVE, LLC, A UTAH LIMITED LIABILITY COMPANY, ("Grantee(s)")**

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 2465, SILVERLAKE, PLAT "24", A RESIDENTIAL SUBDIVISION, ACCORDING TO THE  
RECORDED PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY  
RECORDER'S OFFICE, STATE OF UTAH.**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) 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.]

## **COURTESY RECORDING**

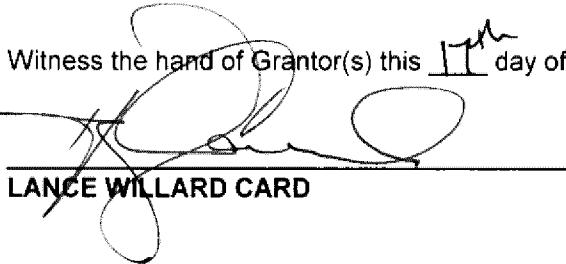
This document is being recorded solely as a courtesy and an accommodation to the parties named herein. GT Title Services hereby expressly disclaims any responsibility or liability for the accuracy or content thereof.

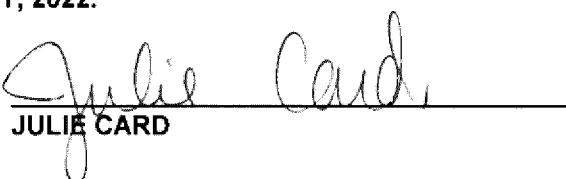
*Information for reference purposes:*

GT Title File No.: L42699E  
 Tax Parcel No(s).: 66-771-0465  
 Property Address(es) (if any):  
 4805 East Lake Corner Drive, EAGLE MOUNTAIN, UT 84005

**-Signature Page to Warranty Deed-**

Witness the hand of Grantor(s) this 11<sup>th</sup> day of AUGUST, 2022.

  
 LANCE WILLARD CARD

  
 JULIE CARD

STATE OF UTAH )  
 ) ss.  
 COUNTY OF UTAH )

On this 17<sup>th</sup> day of August, 2022, personally appeared before me **LANCE WILLARD CARD AND JULIE CARD**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

  
 NOTARY PUBLIC

