

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

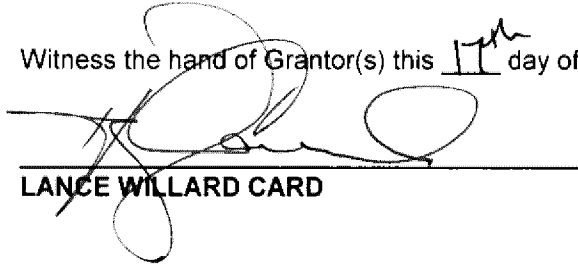
Tax Parcel No(s): 66-771-0465

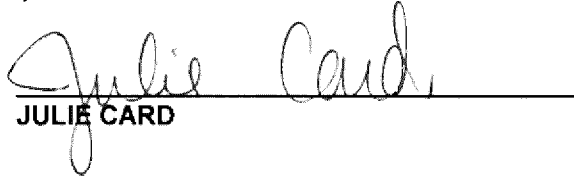
Property Address(es) (if any):

4805 East Lake Corner Drive, EAGLE MOUNTAIN, UT 84005

**-Signature Page to Warranty Deed-**

Witness the hand of Grantor(s) this 17<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

