

MAIL TAX NOTICE TO
Michael P. Kearns II
4866 N Shady Bend Lane
Lehi, UT 84043

Warranty Deed

Order No. 7-049751

James Epperson

of **Lehi**, County of **Utah**, State of **UTAH**, Grantor, hereby CONVEY and WARRANT to

Michael P. Kearns II, a married person

of **Lehi**, County of **Utah**, State of **UT**, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah** County, State of **UTAH**:

Lot 65, Vista Ridge Phase 2, a Planned Community Development, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Together with a right and easement of use and enjoyment in and to the Common Areas and Facilities as described and provided for in the Declaration of Covenants, Conditions and Restrictions and in the Record of Survey map in the official records of said County Recorder.

Parcel No.: 54-209-0065

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

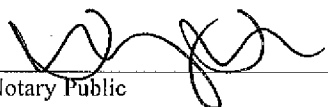
WITNESS, the hand(s) of said Grantor(s), this 22 of August AD., 2022

Signed in the Presence of:


James Epperson

STATE OF Utah)
) SS.
County of Utah)

The foregoing instrument was acknowledged before me this 22 day of August, 2022
By James Epperson


Notary Public
My Commission Expires: 2/24/23

Residing at: Lehi, UT

 **TIFFANY TRIPP**
Notary Public State of Utah
My Commission Expires on:
February 26, 2023
Comm. Number: 704838