

ENT96370:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Aug 31 12:54 PM FEE 40.00 BY MG
RECORDED FOR Tyler D. Hawkes, Attorney at Law
ELECTRONICALLY RECORDED

Recording requested by:
Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To:
Shane M. Pedroni and Jessica C. Pedroni
4132 East Cattle Drive, Eagle Mountain, UT 84005

File Number: GH22-364
Parcel ID: 49-402-0209

Warranty Deed

Jordan Betteridge, and Estefania Daniela Valdivia Leano, as joint tenants

Grantor

of Eagle Mountain, Utah
herby CONVEYS and WARRANTS to

Shane M. Pedroni and Jessica C. Pedroni, husband and wife, as joint tenants

Grantee

of Eagle Mountain, for the sum of TEN DOLLARS and other good and valuable consideration,
the following tract of land in Utah County, State of Utah, to-wit:

Lot 209, Plat "B", Porter's Crossing Subdivision, according to the official plat
thereof on file and of record in the Utah County Recorder's Office.

Tax Serial No: 49-402-0209

LESS AND EXCEPTING any and all water rights associated herewith.

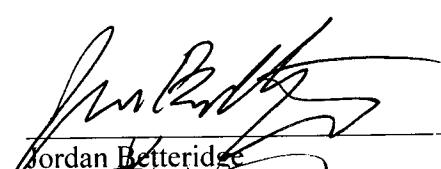
Subject to easements, restrictions and rights of way appearing of record and enforceable in law
and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 30th of August, 2022

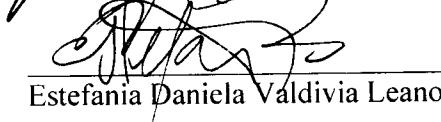
WARRANTY DEED

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Jordan Betteridge

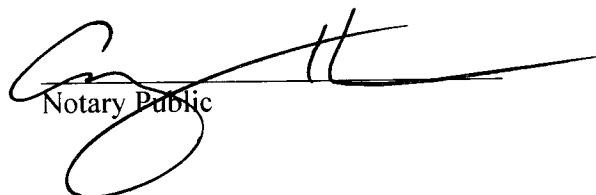


Estefania Daniela Valdivia Leano

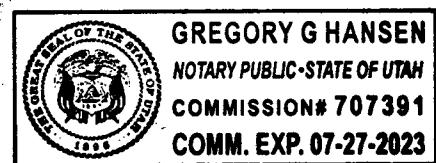
STATE OF UTAH
COUNTY OF UTAH

On this 30th day of August, 2022, before me Gregory G Hansen a notary public, personally appeared Jordan Betteridge and Estefania Daniela Valdivia Leano, 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



Notary Public



WARRANTY DEED

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