

Mail Tax Statements To:
Nanette Kuhn, Trustee
752 E 90 s
American Fork, Utah 84003

ENT97734:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Sep 06 02:52 PM FEE 40.00 BY CH
RECORDED FOR Parsons Behle & Latimer
ELECTRONICALLY RECORDED

WARRANTY DEED

For good and valuable consideration, Nanette Kuhn, GRANTOR of Utah County, Utah, hereby CONVEY(S) and WARRANT(S) to:

NANETTE KUHN, Trustee, or her successors in interest, of the Nanette Kuhn Living Trust dated August 30, 2022, and any amendments thereto,

as GRANTEE, of Utah County, Utah, all the Grantor's interest in and to the following real property located in Utah County, State of Utah, described as:


Legal Description: See description on Exhibit A, attached hereto

Tax I. D. 53:267:0001

Property more commonly known as: 752 E 90 S, American Fork, Utah 84003

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions of record and enforceable in law or equity.

Date: August 30, 2022



Nanette Kuhn

STATE OF UTAH)

:SS

COUNTY OF UTAH)

On this 30th day of August 2022, before me, Marianne Ludlow, a notary public, personally appeared Nanette Kuhn, who proved on the based on satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.

Witness my hand and official seal.


Marianne Ludlow



This instrument has been prepared by Parsons, Behle and Latimer solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.

Exhibit A

Parcel 1:

Unit 1, 2nd Amended Plat "A" Timpanogos Heights, a Condominium Project, American Fork, Utah, as the same is identified on the recorded Survey Map in Utah County, Utah, as Entry No. 55572:2002, and Map Filing No. 9530-108, (as said recorded survey map may have heretofore been amended or supplemented), and in the Declaration of Covenants, Conditions and Restrictions recorded in Utah County, Utah, as Entry No. 55573:2002, (as said declaration may have heretofore been amended or supplemented).

Parcel 2:

Together with the appurtenant undivided interest in said Project's Common Areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the common areas and facilities to which said interest relates

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

The Grantor(s) and Grantee(s) confirm and agree by their signatures on this document and/or acceptance of this document that the preparer has prepared the instrument only from information given to the preparer by the parties and/or their representatives has not provided a title search, an examination of title or legal description, or an opinion on title that may arise from the conveyance. Parsons, Behle and Latimer provides no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.