

When recorded mail to  
And mail Tax Notice to:  
Grantee  
8794 N. Franklin Drive  
Eagle Mountain, UT 84005

ENT 105605:2020 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Jul 22 01:43 PM FEE 40.00 BY CS  
RECORDED FOR Benchmark Title Insurance Agency, LLC  
ELECTRONICALLY RECORDED

Order No. 15004

**RESPA**

**WARRANTY DEED**  
**(Individual)**

Spencer Tuakoi,

Grantor,

of Eagle Mountain, County of Utah, State of Utah  
hereby CONVEY and WARRANT to

Spencer Tuakoi and Tina N. Tuakoi, husband and wife as joint tenants

Grantee,

Of Eagle Mountain, County of Utah, State of Utah, 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:

See Exhibit "A" attached hereto and therefore by this reference made a part hereof.

**Property Tax ID #34-376-0051**

Also known by street and number as: 8794 N. Franklin Dr. Eagle Mountain, UT 84005

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

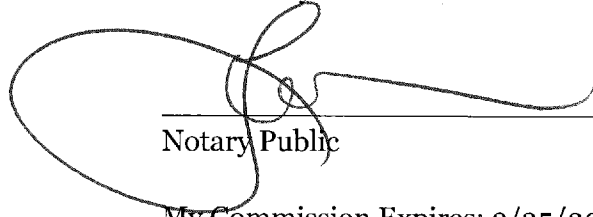
IN WITNESS WHEREOF, the Grantor has executed this deed on the 14th day of July, 2020.

  
\_\_\_\_\_  
Spencer Tuakoi

State of Utah )  
 ) ss.  
County of Salt Lake )

On the 14th day of July, 2020, personally appeared before me Spencer Tuakoi , the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 2/25/2021



**COURTESY RECORDING**

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

AGREED:   
\_\_\_\_\_

**Exhibit "A"**

Lot 51, Phase 1, Anthem at the Ranches Subdivision, according to the Plat thereof as recorded in the office of the Utah County Recorder.