MAIL TAX NOTICES TO GRANTEE(S) AT: 4377 North La Ringhiera Drive LEHI, UT 84043

ENT 113113: 2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Oct 26 12:43 PM FEE 40.00 BY TM
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:
Tax Parcel No(s).: 45-779-0204
Property Address(es) (if any):
4377 North La Ringhiera Drive, LEHI, UT 84043

WARRANTY DEED

Robert C. Ludlow as Trustee of The Robert C. Ludlow Trust U/A/D July 19, 2019 ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

Robert C. Ludlow a single man, as sole ownership ("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 204, PLAT "B", LA RINGHIERA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

With all the covenants and warranties of title from Grantor 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.]

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Information for reference purposes:

GT Title File No.: L51650R Tax Parcel No(s).: 45-779-0204 Property Address(es) (if any):

4377 North La Ringhiera Drive, LEHI, UT 84043

-Signature Page to Warranty Deed-

THE INDIVIDUAL WHO SIGNS THIS DEED HEREBY CERTIFIES THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this **25** day of **OCTOBER**, **2022**.

Robert C. Ludlow, Trustee
The Robert C. Ludlow Trust
U/A/D July 19, 2019

STATE OF UTAH)
1./ 4) ss
COUNTY OF Wah)

On this May of October, 2022, personally appeared before me Robert C. Ludlow, the named signer of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he/she duly acknowledged that he/she is the Trustee of The Robert C. Ludlow Trust U/A/D July 19, 2019 and that he/she executed this instrument in behalf of said Trust as Trustee by authority of the terms thereof. Witness my hand and official seal.

Kondelin'
NOTÂRY PUBLIC

