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

ENT 115095: 2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Nov 02 12:56 PM FEE 40.00 BY MC
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 ("Grantor"),

in exchange for good and valuable consideration, hereby convey and warrant to

ROBERT C LUDLOW, ANDREW NELSON LUDLOW, ROBERT N. LUDLOW AND THOMAS N. LUDLOW Trustees or their Successors in interest, of the ROBERT C LUDLOW TRUST, dated JULY, 19, 2019, and any ammendments thereto ("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 Grantors 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.]

COURTESY RECORDING

THIS DOCUMENT IS BEING RECORDED SOLELY AS A COURTESY AND AN ACCOMMODATION TO THE PARTIES NAMED HEREIN.
GT TITLE SERVICES HEREBY EXPRESSLY DISCLAIMS ANY RESONSIBILITY OR LIABILITY FOR THE ACCURACY OR CONTENT THEREOF.

ENT 115095:2022 PG 2 of 2

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-

EACH OF THE UNDERSIGNED PERSONS WHO SIGN THIS DEED HEREBY CERTIFY 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 Grantors this 25 day of OCTOBER, 2022.

ROBERT C LUDLOW

STATE OF UTAH

COUNTY OF Utah) ss.

On this day of October, 2022, personally appeared before me ROBERT C LUDLOW, the named signers of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and they duly acknowledged that he executed this instrument. Witness my hand and official seal.

NOTARY PUBLIC

RONDA WILLIAMSON

NOTARY PUBLIC • STATE OF UTAH

My Commission Expires November 30, 2024

COMMISSION NUMBER 715399