

Recording Requested by:
First American Title Insurance Company
1750 Sun Peak Drive, Suite 150
Park City, UT 84098
(435)615-0404

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Rhonda Francis Summit County Recorder
10/29/2021 03:23:03 PM Fee \$40.00

By FIRST AMERICAN - SUN PEAK
Electronically Recorded

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Kaitlyn Diehl
4788 North State Road 32
Oakley, UT 84055

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED ALL INCLUSIVE

Escrow No. **385-6177475 (tb)**
A.P.N.: **OT-46**

Dalton Jones and Ashley Jones, husband and wife, Grantor, of **Oakley, Summit** County, State of **UT**, hereby CONVEY AND WARRANT to

Kaitlyn Diehl, a married woman, Grantee, of **Oakley, Summit** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Summit** County, State of **Utah**:

COMMENCING NORTH 462.0 FEET AND EAST 33.0 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 108.0 FEET; THENCE EAST 79.55 FEET; THENCE SOUTH 04°26'21" EAST ALONG A FENCE LINE 108.33 FEET; THENCE WEST 87.95 FEET TO THE POINT OF BEGINNING.

** A Trust Deed/Mortgage recorded 01/06/2020, as Entry No. 01124915, in Book 2548, at Page 1524 of Official Records of Summit, which, if a Trust Deed secures a Promissory Note in the original principal amount of, or if a Mortgage, is in the original principal amount of One Hundred and Forty Six Thousand Dollars (\$146,000), dated December 30, 2019, in favor of Wells Fargo Bank, N.A. Beneficiary/Mortgagee, with the Trustor/Mortgagor being Dalton Jones and Ashley Jones, husband and wife. If a Trust Deed, its Trustee is Founders Title Company.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness the hand(s) of said Grantor(s), this **October 28, 2021**.

[Signature]
Dalton Jones

[Signature]
Ashley Jones

STATE OF Utah)
County of Summit)ss.

On October 28, 2021 before me, the undersigned Notary Public, personally appeared **Dalton Jones and Ashley Jones**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 12/22/2024

[Signature]
Notary Public

