

**MAIL TAX NOTICE TO**  
Breanna Maynard and Dmitriy Gerasimov  
11838 North Westfield Cove  
Highland, UT 84003  
File Number: 22-12007-JC

ENT **118754:2022** PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Nov 18 12:40 PM FEE 40.00 BY TM  
RECORDED FOR Novation Title Insurance Agency  
ELECTRONICALLY RECORDED

## **Warranty Deed**

**GRANTOR(S): John Sproul and Cheri Weight Brooks, husband and wife**

hereby CONVEY(S) and WARRANT(S) to:

**GRANTEE(S): Dmitriy Gerasimov and Breanna Maynard joint tenancy with right of survivorship**

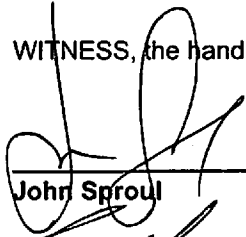
for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah** County, State of Utah:

ALL OF LOT 10, PLAT A, WESTFIELD COVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE

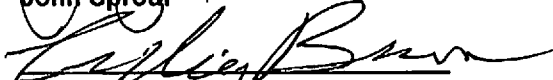
TAX ID NO. 55:608:0010

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants Conditions and Restrictions now of record.

WITNESS, the hand(s) of the Grantor(s), this 18<sup>th</sup> day of November, 2022.



John Sproul



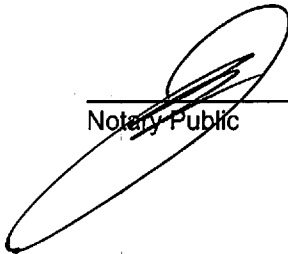
Cheri Weight Brooks

State of Utah }

County of Salt Lake}

On this 18<sup>th</sup> day of November, 2022, personally appeared before me, **John Sproul and Cheri Weight Brooks**, the signer(s) of the above instrument, who duly acknowledged before me that he/she/they executed the same.

Witness my hand and official seal

  
\_\_\_\_\_  
Notary Public

