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ENT 126253:2020 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 24 1:22 pm FEE 40.00 BY MA
RECORDED FOR HADFIELD LAW FIRM PLLC

RECORDING REQUESTED BY:

Hadfield Law Firm
2972 W. Maple Loop Drive, Suite 302C
Lehi, Utah 84043

WHEN RECORDED MAIL TO:

Hadfield Law Firm
2972 W. Maple Loop Drive, Suite 302C
Lehi, Utah 84043

WARRANTY DEED

FOR THE SUM OF TEN DOLLARS, and other good and valuable consideration, T AND G FAMILY HOLDINGS, LLC, a Utah limited liability company, GRANTOR, of Lehi, County of Utah, State of Utah, does hereby convey and warrant against all persons whomsoever to TED J. PECK and GLENDA PECK, as Trustees, or their successors in Trust, under THE T AND G LIVING TRUST DATED AUGUST 17, 2020, and any amendments thereto, GRANTEES, of 143 S. 1970 W., #2, Lehi, Utah 84043, with full power to transfer, convey, mortgage, encumber or otherwise dispose of the following real property located in Utah County, State of Utah:

See Exhibit A attached hereto and incorporated herein

Parcel/Tax No.: 55-670-0054

SUBJECT TO: current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

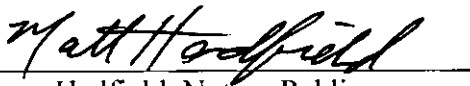
Signed by Grantor this August 17, 2020

T AND G FAMILY HOLDINGS, LLC


TED J. PECK, MANAGER

STATE OF UTAH)
) SS
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this August 17, 2020, by Ted J. Peck, Manager of T and G Family Holdings LLC.


Matthew Hadfield, Notary Public
My commission expires: May 16, 2022

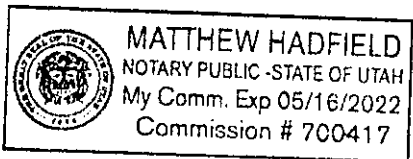


EXHIBIT A

Lot 54, Plat "A", contained within Willow Park Villas, a Planned Unit Development, as said Lot is identified in the Plat of said Development, recorded in Utah County, Utah, as Entry No. 90906:2006 and Map Filing No. 11765, and in the Declaration of Covenants, Conditions and Restrictions, recorded in Utah County, Utah, as Entry No. 90907:2006, and any and all amendments thereto. Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot.