MAIL TAX NOTICES TO GRANTEE(S) AT: 682 North 2040 East **SPANISH FORK, UT 84660**

ENT 129140: 2016 PG 1 of 1 Jeffery Smith Utah County Recorder 2016 Dec 22 01:31 PM FEE 10.00 BY CS RECORDED FOR GT Title Services **ELECTRONICALLY RECORDED**



Tax ID No.: 45-550-0012

WARRANTY DEED

BRETT BASTIAN of UTAH County, State of UT (hereafter referred to as "Grantor"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

BRETT BASTIAN AND KARLEEN BASTIAN, HUSBAND AND WIFE

of UTAH County, State of Utah (hereafter "Grantee"),

that certain real property located in UTAH County, Utah commonly known as 682 North 2040 East, SPANISH FORK, UT 84660, and further described as follows:

LOT 12, PLAT "13A", LEGACY FARMS AT SPANISH FORK, SPANISH FORK, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

Witness the hand of Grantor this 2 day of DECEMBER, 2016.

GRANTOR:

BRETT BASTIAN

STATE OF UTAH :ss COUNTY OF

On this 21 day of December, 2016, personally appeared before me BRETT BASTIAN, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they/executed this instrument. Witness my hand and official seal.

NOTARY PUBLIC

