

When recorded mail to:  
Grantee  
22 South 1700 West  
Pleasant Grove, UT 84062

ENT 132190:2019 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2019 Dec 13 11:44 AM FEE 40.00 BY SM  
RECORDED FOR Benchmark Title Insurance Agency, LLC  
ELECTRONICALLY RECORDED

Order No. 14560

**RESPA**

## **WARRANTY DEED**

**Bryson M. Choque and Franchesca B. Choque,**

Grantor,

Of Pleasant Grove, County of Utah, State of Utah  
hereby CONVEY and WARRANT to

**Jarvis Beames, a married man,**

Grantee,

Of Pleasant Grove, County of Utah, State of Utah, for the sum of **Ten Dollars and other good and valuable consideration**, the following tract of land in **Utah** County State of **Utah**, to wit:

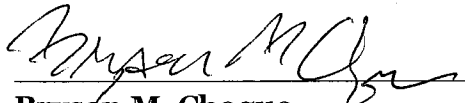
**Lot 162, Plat "A" Amended, The Commons, located in the Southwest 1/4 of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah County, Utah, according to the recorded plat thereof on file at the Office of the Utah County Recorder.**

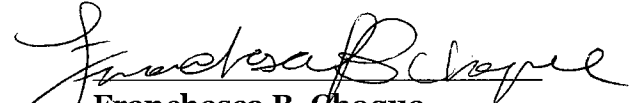
**LESS AND EXCEPTING** therefrom all oil, gas and other mineral rights as set forth in Special Warranty Deed and Reservation of Surface Rights (Minerals) recorded March 7, 2013 as Entry No. 21965:2013 of Official Records.

**Property Tax ID #: 65-408-0162**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

IN WITNESS WHEREOF, the Grantor has executed this deed on the 12th day of December 2019.

  
Bryson M. Choque

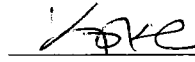
  
Franchesca B. Choque

State of Utah                    )  
  )ss.  
County of Salt Lake         )

On the 12th day of December 2019, personally appeared before me **Bryson M. Choque and Franchesca B. Choque**, the signers of the above instrument, who duly acknowledged to me that they, executed the same.

Witness my hand and official seal.



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

My Commission Expires: July 1, 2021