Vanguard Title Insurance Agency, LLC Mail Tax Notices to Grantee and WHEN RECORDED RETURN TO: Detrick Family Trust 2488 East Ember Drive Draper, UT 84020 File No.: 67243-TD ENT 141743:2021 PG 1 of 1
Andrea Allen
Utah County Recorder
2021 Aug 13 09:42 AM FEE 40.00 BY SM
RECORDED FOR Vanguard Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

## **WARRANTY DEED**

GRANTOR(S): Andrew T. Detrick

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

GRANTEE(S): Andrew Thomas Detrick and Ashley Blake Detrick, Trustees of the Detrick Family
Trust, dated November 17, 2018

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:

Lot 222, Phase 2B, HIDDEN CANYON ESTATES SUBDIVISION, Draper, Utah, according to the official plat recorded March 21, 2018, as Entry No. 26722:2018, on file in the office of the Recorder, Utah County, Utah.

Tax Parcel No.: 41-888-0222

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

WITNESS, the hand(s) of said Grantor(s), EXECUTED this and day of July, 2021.

Andrew T. Detrick

State of Utah

County of Salt Lake

On this day of sat 2021 personally appeared before me Andrew T. Detrick the signer of the above instrument who acknowledged to me that they executed the same.

Witness my hand and offiαíal seal

**Notary Public** 

Notery Public - State of Utah
CHERYL HOLDAWAY
Commission #898591
My Commission Expires
January 22, 2022