MAIL TAX NOTICES TO GRANTEE AT: 583 E Parker PI Vineyard, UT 84059

ENT 14356: 2023 PG 1 of 2 Andrea Allen Utah County Recorder 2023 Mar 08 02:22 PM FEE 40.00 BY AR RECORDED FOR GT Title Services ELECTRONICALLY RECORDED



Property Reference Information:
Tax Parcel No(s): 52-573-0229
Property Address(es) (if any):

1853 NORTH AIRPORT DRIVE, LEHI, UT 84043

WARRANTY DEED

Marvin H Baker and Betty J Baker ("Grantors"),

in exchange for good and valuable consideration, hereby convey and warrant to

Parker McCumber, a Married Man ("Grantee")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 229, PLAT "E", SUMMER CREST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

With all the covenants and warranties of title from Grantors in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2023 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

ENT 14356:2023 PG 2 of 2

Information for reference purposes:

GT Title File No.: P52914B Tax Parcel No(s).: 52-573-0229 Property Address(es) (if any):

1853 NORTH AIRPORT DRIVE, LEHI, UT 84043

-Signature Page to Warranty Deed-

Witness the hand of Grantors this ____ day of MARCH, 2023.

Marvin H Baker

Betty & Baker

Betty J Baker

STATE OF UTAH

COUNTY OF Mah

On this day of March, 2023, personally appeared before me Marvin H Baker and Betty J Baker, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal

> BECKY HADLOCK NOTARY PUBLIC - STATE OF UTAH COMMISSION# 726427

COMM. EXP. 10-17-2026