

**This Document Prepared By:**

Voyant Legal PLLC  
991 Shepard Lane, Suite 110  
Farmington, Utah 84025

ENT 16061:2024 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Mar 13 03:12 PM FEE 40.00 BY CS  
RECORDED FOR Voyant Legal  
ELECTRONICALLY RECORDED

**After Recording, Return and  
Mail Tax Statements To:**

Lynn Giles and Ann Giles, Trustmakers  
53 West Lakeview Terrace Road  
Saratoga Springs, Utah 84045

APN: 45-462-0006

## WARRANTY DEED

LYNN GILES and ANN GILES, husband and wife as joint tenants, GRANTORS,

Whose current mailing address is 53 West Lakeview Terrace Road, Saratoga Springs, Utah 84045;

HEREBY convey and warrant to

MARK L. GILES, as Trustee of THE GILES INVESTMENT TRUST, U/A dated July 26, 2017, and any trustees in succession, GRANTEE,

Whose mailing address is 53 West Lakeview Terrace Road, Saratoga Springs, Utah 84045;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Utah, State of Utah:

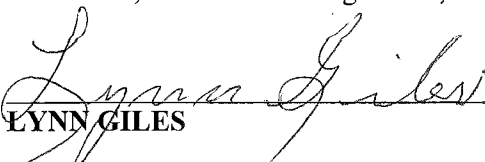
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 53 West Lakeview Terrace Road, Saratoga Springs, Utah 84045.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantors, this 26th day of July, 2017.

  
\_\_\_\_\_  
LYNN GILES

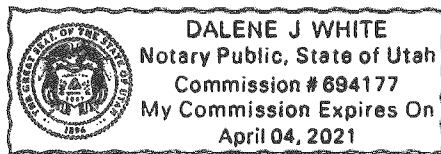
  
\_\_\_\_\_  
ANN GILES

STATE OF UTAH )  
 ) ss.  
COUNTY OF DAVIS )

On this July 26, 2017, personally appeared before me LYNN GILES and ANN GILES, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 4/4/21



## EXHIBIT A

Lot 6, PLAT ONE AMENDED, LAKE VIEW TERRACE, as the same is identified in the recorded Survey Map in UTAH County, Utah, on November 27, 2007 as Entry No. 165692:2007 (as said Record of Survey Map may have heretofore been amended or supplemented) subject to the Declaration of Easements, Covenants, Conditions and Restrictions recorded in UTAH County, Utah, on November 2, 2000 as Entry No. 92864 of official records (as said Declaration may have heretofore been amended or supplemented).

More commonly known as 53 West Lakeview Terrace Road, Saratoga Springs, Utah 84045.

TAX PARCEL NUMBER: 45-462-0006