Monument Title Insurance, Inc. 211957LM

MAIL TAX NOTICE TO Maria Gutierrez-Martinez 1473 Spring Mountain Drive Springville, UT 84663 ENT 164956: 2021 PG 1 of 1
Andrea Allen
Utah County Recorder
2021 Sep 24 12:52 PM FEE 40.00 BY LT
RECORDED FOR Monument Title Insurance, Inc.
ELECTRONICALLY RECORDED

Warranty Deed

MARIA GUTIERREZ-MARTINEZ, GRANTOR

of Springville, County of Utah, State of Utah, hereby CONVEY and WARRANT to

MARIA D. GUTIERREZ MARTINEZ AND JOSE A. SANCHEZ GUTIERREZ.

GRANTEES of **Springville**, **UT** 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 49, SPRING MOUNTAIN, A PLANNED UNIT DEVELOPMENT, PLAT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH, A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS DESCRIBED, AND AS PROVIDED FOR, IN SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, WHICH INCLUDE, WITHOUT LIMITATION, AN EASEMENT FOR VEHICULAR INGRESS AND EGRESS OVER AND ACROSS SAID COMMON AREAS TO AND FROM SAID LOT TO A PHYSICALLY OPEN AND LEGALLY DEDICATED PUBLIC STREET.

Tax Parcel No.: 52-696-0049

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and year 2021 taxes and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 20th of September, 2021.

Maria Gutierrez-Martinez

State of Utah

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County of Utah

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On the **20th** day of September, 2021, personally appeared before me **Maria Gutierrez-Martinez**, the signer of the within instrument, who duly acknowledged to me that **She** executed the same.

Notary Public State of Utah My Commission Expires on: September 27, 2022 Comm. Number: 702318

Notary Public