

**WARRANTY DEED**

Mern Dale Johnson and Lora Payne Johnson, husband and wife as joint tenants, Grantors, hereby convey and warrant to Mern Dale Johnson and Lora Payne Johnson, Trustees, and any Successor Trustees, of the Johnson Family Trust, dated the 22<sup>nd</sup> day of October, 2020 as Grantees, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Utah County, Utah:

UNIT 103, AS IDENTIFIED IN THE OFFICIAL PLAT "O" OF THE VILLAS AT MAPLEWOOD GROVE AN EXPANDABLE UTAH CONDOMINIUM PROJECT (INCLUDING A VACATION OF BUILDING C-11 AND THE SURROUNDING COMMON AREA OF THE VILLAS AT MAPLEWOOD GROVE AMENDED PLAT "D", PLEASANT GROVE CITY, UTAH COUNTY, UTAH, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SEPTEMBER 22, 2008 AS ENTRY NO. 104044, MAP #12858, SUBJECT TO THE DECLARATION OF CONDOMINIUM FOR THE VILLAS AT MAPLEWOOD GROVE. A UTAH CONDOMINIUM PROJECT, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, APRIL 8, 2005 AS ENTRY NO. 36922 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH AN UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, AND AS PROVIDED FOR, IN SAID DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

APN(S): 54-259-0103

ADDRESS: 344 South 740 West, #103, Pleasant Grove, UT 84062.

Witness the hands of said Grantors this 27 day of January, 2022.

Mern Dale Johnson  
MERN DALE JOHNSON

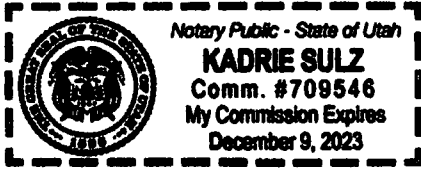
Lora Payne Johnson  
LORA PAYNE JOHNSON

STATE OF UTAH )  
  : ss  
COUNTY OF UTAH)



ENT 16662:2022 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Feb 07 12:51 pm FEE 40.00 BY MG  
RECORDED FOR JOHNSON, NEIL

On this 27 day of January, 2022, personally appeared before me, Mern Dale Johnson and Lora Payne Johnson, the signers of this Warranty Deed, who duly acknowledged to me that they executed the same.



*Kadrie Sulz*  
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NOTARY PUBLIC

**Send Tax Notice to:**

Mern Dale Johnson and Lora Payne Johnson, Trustees  
344 South 740 West, #103  
Pleasant Grove, UT 84062