

MAIL TAX NOTICES TO GRANTEE(S) AT:
1664 EAST ASPEN GROVE DRIVE
SPANISH FORK, UT 84660

ENT18020:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Feb 09 01:50 PM FEE 40.00 BY KR
RECORDED FOR GT Title Services - Spanish Fork
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **67-028-0222**

Property Address(es) (if any):

1664 EAST ASPEN GROVE DRIVE, SPANISH FORK, UT 84660

WARRANTY DEED

ASHLEY GROVER ("Grantor(s)"),

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

NIKKI TORRES AND BRAULIO TORRES, JOINT TENANTS ("Grantee(s)")

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 222, MEADOW CREEK RIDGE PHASE 2 SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) 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 **2022** and thereafter.

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

