

**WHEN RECORDED RETURN TO:**

Mail Tax Statement to:  
Dakota Richins  
Ashley Richins  
469 South 1350 East  
Provo, UT 84606

File No.: 54855

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Parcel No.: 41-031-0010

**WARRANTY DEED**  
(Individual Form)

**Wendy Richins and Shawn Richins**

**GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

**Dakota Richins and Ashley Richins, A Married Couple as Joint Tenants**

**GRANTEE**,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Utah County, State of Utah described as follows:

All of Lot 3, Block 3, PLAT A, HIGHLAND TERRACE SUBDIVISION, according to the official plat thereof on file and recorded in the Office of the Utah County Recorder.

Parcel No. 41-031-0010

also known by street and number as 469 South 1350 East, Provo, UT 84606

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

WITNESS, the hand of said grantor this 22nd day of October, 2021.

Wendy Richins  
Wendy Richins

Shawn Richins  
Shawn Richins

State of Utah  
County of Utah

On this 22nd day of October, 2021, before me, the undersigned Notary Public, personally appeared Wendy Richins and Shawn Richins, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Courtney K. McCann  
Notary Public  
My commission expires: 9.17.22

