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ENT 18332:2023 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Mar 24 2:49 pm FEE 40.00 BY MG  
RECORDED FOR COULTER TATEOKA PC

**WHEN RECORDED MAIL TO:**  
Coulter Tateoka, P.C.  
11576 S. State St., Ste. 503  
Draper, Utah 84020

**TAX STATEMENTS/NOTICES TO BE MAILED TO:**  
Joel W. Shuler and Angela K. Wells, Trustees  
368 West 100 North  
Orem, Utah 84057

**WARRANTY DEED**


For ten dollars and other valuable consideration, **JOEL SHULER**, grantor, of Orem, Utah, hereby conveys and warrants to **JOEL W. SHULER and ANGELA K. WELLS, Trustees, or their successors in trust, under the JOEL AND ANGELA SHULER TRUST, dated March 21, 2023, and any amendments thereto**, grantee, the following described property located in Utah County, State of Utah, at 368 West 100 North, Orem, Utah 84057, further described as follows:

Unit 60, Evergreen Court Townhomes Phase III, as the same is identified in the Recorded Survey Map in Utah County, Utah, as Entry No. 74299, and Map Filing No. 7252-85 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Amended Declaration of Easements, Covenants, Conditions and Restrictions recorded in Utah County, Utah as Entry No. 11459, Book 4192, at Page 15 (as said Declaration may have heretofore been amended or supplemented). Together with the appurtenant easements over and rights of use and enjoyment of said Project's Common Areas as established in the above-mentioned Amended Declaration of Easements, Covenants, Conditions and Restrictions.

SUBJECT TO easements, restrictions, reservations, rights of way and encumbrances appearing of record or enforceable in law and equity.

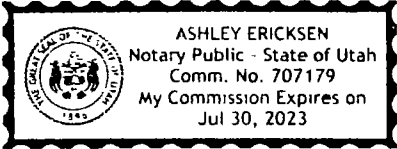
Serial No. 38:247:0060

Executed this 21 day of March, 2023.

  
\_\_\_\_\_  
Joel Shuler  
Grantor

State of Utah )  
 :SS  
County of Salt Lake )

On this 21<sup>st</sup> day of March, 2023, personally appeared before me Joel Shuler, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged before me that he executed the same.



*Ashley Ericksen*  
\_\_\_\_\_  
Notary Public