

File No. 4923  
MAIL TAX NOTICES TO:  
WHEN RECORDED MAIL TO:  
Parker J Luke  
428 South 300 East  
American Fork, UT 84003

ENT 18952 : 2023 PG 1 of 1  
Andrea Allen  
Utah County Recorder  
2023 Mar 28 01:13 PM FEE 40.00 BY AR  
RECORDED FOR Greenbrier Title  
ELECTRONICALLY RECORDED

## WARRANTY DEED RESPA

**James Gardner and Bethany Gardner**

Grantor,

of American Fork, County of Utah, State of UT  
hereby CONVEY and WARRANT to

Carson Luke, a single person and Parker Luke a single person as Joint Tenants,

Grantee,

of American Fork, County of Utah, State of UT , for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of UT, to-wit

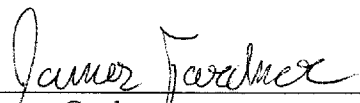
**COMMENCING 500.2 FEET SOUTH AND 326.4 FEET EAST OF THE QUARTER CORNER BETWEEN SECTION 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°36'00" WEST 76 FEET; THENCE NORTH 89°29'00" WEST 127.6 FEET; THENCE NORTH 76 FEET; THENCE SOUTH 89°29'00" EAST 128.4 FEET TO THE PLACE OF BEGINNING.**

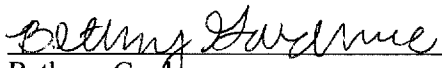
**TAX ID NO. 13-053-0024**

**Tax ID #**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

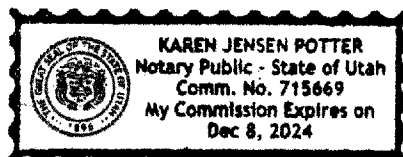
WITNESS the hand of said grantor, this 28th of March, 2023

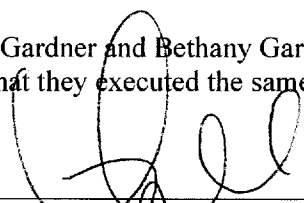
  
\_\_\_\_\_  
James Gardner

  
\_\_\_\_\_  
Bethany Gardner

STATE OF Utah                    )  
  :SS  
COUNTY OF Utah                )

On the 28th of March, 2023, personally appeared before me James Gardner and Bethany Gardner, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
Notary Public