

MAIL TAX NOTICES TO GRANTEE AT:  
283 SOUTH 1050 WEST #91  
PROVO, UT 84601

ENT 195013:2021 PG 1 of 2  
Andrea Allen  
Utah County Recorder  
2021 Nov 19 02:14 PM FEE 40.00 BY IP  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **39-102-0091**  
Property Address(es) (if any):  
**283 SOUTH 1050 WEST #91, PROVO, UT 84601**

**WARRANTY DEED**

**SHARI SUMMERHAYS and TREVOR D WRIGHT ("Grantors"),**

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

**MORGAN COX and ALEXI COX and JAY TROTTIER, AS JOINT TENANTS ("Grantees"),**

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"):

**UNIT 91, PHASE VIII, FRANKLIN PARK CONDOMINIUMS, PROVO, UTAH, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP THEREFORE RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 24693, (AS SAID RECORDED OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND THE DECLARATION OF CONDOMINIUM OF FRANKLIN PARK CONDOMINIUMS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO., 24694, IN BOOK 3923, AT PAGE 624, (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).**

With all the covenants and warranties of title from Grantors in favor of Grantees 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 **2021** and thereafter.

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

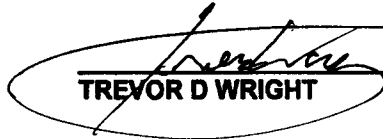
Information for reference purposes:

GT Title File No.: SL45924L  
Tax Parcel No(s): 39-102-0091  
Property Address(es) (if any):  
283 SOUTH 1050 WEST #91, PROVO, UT 84601

**-Signature Page to Warranty Deed-**

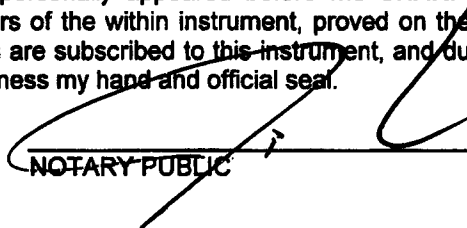
Witness the hand of Grantors this 17 day of NOVEMBER, 2021.

  
SHARI SUMMERHAYS

  
TREVOR D WRIGHT

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 17 day of November, 2021, personally appeared before me **SHARI SUMMERHAYS** and **TREVOR D WRIGHT**, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

  
NOTARY PUBLIC

