



ENT 19799:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Feb 18 11:44 AM FEE 40.00 BY MA
RECORDED FOR Old Republic Title (Union Park)
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:
Erin L. Mokulehua and John P Arthur
63 South 100 West #13
American Fork, UT 84003
File Number: 2042143LD

WARRANTY DEED

Erin L Mokulehua who took title as Erin L. Arthur, and John P. Arthur GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Erin L. Mokulehua, a married woman and John P Arthur, as joint tenants GRANTEE

the following tract of land in Utah, County, State of UTAH, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 36-249-0013

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

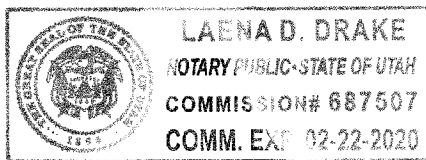
WITNESS the hand of Grantor, this 12th day of February, 2020.

Handwritten signatures of Erin L. Mokulehua and John P. Arthur with printed names below.

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 12th day of February, 2020 by Erin L. Mokulehua who took title as Erin L. Arthur and John P. Arthur



Handwritten signature of Notary Public Laena D. Drake with printed name and commission expiration date (02/22/2020).

## EXHIBIT A

Unit 13, contained within the COLONIAL PINES CONDOMINIUMS, a condominium project as the same is identified in the Record of Survey Map recorded in Utah County, as Entry No. 25355, and Map Filing No. 3050 of Plats (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration recorded on August 24, 1984 in Utah County as Entry No. 25356, in Book 2159 at Page 208 (as said Declaration may have heretofore been amended or supplemented)

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).