

48

E



ENT 19875:2022 PG 1 of 1  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Feb 14 4:40 pm FEE 40.00 BY KC  
RECORDED FOR ANDERSON LAW OFFICE

When recorded, please mail to:  
Shaun Evans  
1269 S River Ridge Ln  
Spanish Fork, Utah 84660

**WARRANTY DEED**

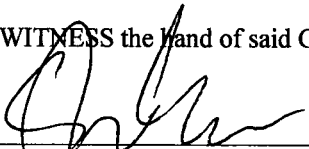
Shaun Evans, whose street address is 1269 S River Ridge Ln, hereinafter Grantor, for the consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, sells and conveys with covenants and will only warrant the title against all persons claiming under the Grantors to Shaun Evans and Julie Evans, and any successor trustee, of the Shaun and Julie Evans Family Trust, U/A/D February 10, 2022, hereinafter Grantees, whose tax mailing address is 1269 S River Ridge Ln, Spanish Fork, Utah 84660, the following real property:

Lot 705, River Cove Plat "H" Subdivision, according to the official plate thereof on file and of record in the office of the Utah County Recorder.

Tax Serial No. 51:553:0705


SUBJECT To Easements, Restrictions and Rights of Way of record and to general property taxes for the year 2016 and thereafter.

WITNESS the hand of said Grantors, this 10 day of February 2022.

  
\_\_\_\_\_  
SHAUN EVANS

STATE OF UTAH                    )  
  ): ss  
COUNTY OF UTAH                )

On this 10 day of February 2022, personally appeared before me Shaun Evans, the signor of the foregoing instrument, who duly acknowledged before me that he executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC

