

MAIL TAX NOTICES TO GRANTEE(S) AT:
103 EAST 700 NORTH, #10
SPRINGVILLE, UT 84663

ENT 24130:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Feb 24 10:05 AM FEE 40.00 BY KC
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **34-558-0010**

Property Address(es) (if any):

103 EAST 700 NORTH, #10, SPRINGVILLE, UT 84663

WARRANTY DEED

Veronica Benson and Kenneth Benson ("Grantor(s)"),

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

Kenneth R. Benson and Veronica Benson, husband and wife, as joint tenants ("Grantee(s)")

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"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) 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 **2022** and thereafter.

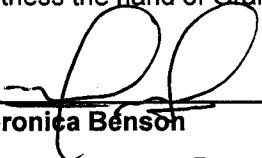
[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: SL47773S
Tax Parcel No(s): 34-558-0010
Property Address(es) (if any):
103 EAST 700 NORTH, #10, SPRINGVILLE, UT 84663

-Signature Page to Warranty Deed-

Witness the hand of Grantor(s) this 18 day of FEBRUARY, 2022.



Veronica Benson



Kenneth Benson

Veronica Benson

KENNETH BENSON

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 18 day of February, 2022, personally appeared before me **Veronica Benson and Kenneth Benson**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC



Information for Reference Purposes:

File No.: **SL47773S**

Tax Parcel No(s): **34-558-0010**

Property Address(es):

103 EAST 700 NORTH, #10, SPRINGVILLE, UT 84663

EXHIBIT "A"
Legal Description

UNIT 10, CONTAINED WITHIN PHASE C, ART CITY TOWNHOMES, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE CONDOMINIUM PLAT RECORDED IN UTAH COUNTY, UTAH AS ENTRY NO. 67316:2015 OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH (AS SAID CONDOMINIUM PLAT MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ART CITY TOWNHOMES, RECORDED IN UTAH COUNTY, UTAH (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN SUPPLEMENTED).

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES.