

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)762-0011

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Jeff Markworth and Kim Markworth
1627 W Westbury Way Bldg 19 WY, Unit
#C
Lehi, UT 84043

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **395-6310804 (ND)**
A.P.N.: **55-616-0003**

Nathan Richardson, Grantor, of **Saratoga Springs, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to

Jeff Markworth and Kim Markworth, Husband and Wife, as Joint Tenants, Grantee, of **Lehi, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

Unit C, Building 19, contained within PHASE "19" WESTBURY AT PHEASANT POINTE CONDOMINIUMS, an Expandable Utah Condominium Project as the same is identified in the Record of Survey Map recorded on November 29, 2004, in Utah County, as Entry No. 133664:2004, in Map filing #10819 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration Recorded on October 09, 2002, in Utah County, as Entry No. 119306:2002, (as said Declaration may have heretofore been amended or supplemented.)

Together with the appurtenant undivided interest in said Project's Common Areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which said interest relates.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this **April 18, 2024**.

Nathan Richardson

Nathan Richardson

STATE OF Utah)
County of Utah)ss.

On April 18, 2024, before me, the undersigned Notary Public, personally appeared **Nathan Richardson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 4.24.25

[Signature]

Notary Public

