

Send Tax Notices to Grantee:
Grantee
1656 E Talon Way
Eagle Mountain, UT 84005

ENT 26230:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 24 09:37 AM FEE 40.00 BY CS
RECORDED FOR Title One
ELECTRONICALLY RECORDED

WARRANTY DEED

Yaneth V. Hernandez grantor(s), of 1656 E Talon Way, Eagle Mountain, UT 84005 hereby CONVEY AND WARRANT to


Yaneth V. Hernandez and Jose Ygnacio Hernandez Ramirez, as joint tenants

grantee(s) of 1656 E Talon Way, Eagle Mountain, UT 84005 hereby for the sum of Ten dollars and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, covenants, conditions and restrictions of record and taxes for the current year.


IN WITNESS WHEREOF, Grantor(s) have hereunto set grantor's hand and seal this 16 day of February, 2024.



Yaneth V. Hernandez

State of **Utah**
County of **Utah**

On this 16 day of February, 2024, personally appeared before me **Yaneth V. Hernandez** who duly acknowledged to me that they executed the same.



Notary Public
My commission expires: January 31, 2028



COURTESY RECORDING
THIS DOCUMENT IS BEING RECORDED SOLELY AS A COURTESY AND AN ACCOMMODATION TO THE PARTIES NAMED THEREIN. TITLE ONE, INC. HEREBY EXPRESSLY DISCLAIMS ALL RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OR THE CONTENT THEREOF.

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 62, Trailhead, a planned unit development, amended plat "A", according to the official plat thereof, on file and of record in the office of the recorder of Utah County, Utah. Together with the pertinent easement over and rights of use and enjoyment of said prospect's common areas.

Tax ID: 53-541-0062