MAIL TAX NOTICE TO: James D. Epperson 2227 West Aspen Wood Loop Lehi, UT 84043

ENT 30386:2024 PG 1 of 1 ANDREA ALLEN **UTAH COUNTY RECORDER** 2024 May 09 03:44 PM FEE 40.00 BY MG RECORDED FOR Pinnacle Title ELECTRONICALLY RECORDED

PINNACLE TITLE



WARRANTY DEED

Order No. 147663SL

Luke Jenkins

hereby CONVEY and WARRANT to

Grantor.

James D. Epperson

Grantee,

of LEHI, County of UTAH, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

Lot 301 of TRAVERSE MOUNTAIN VIALETTO, PHASE 3, a Residential Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder, State of Utah.

Parcel Number: 53-581-0301

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

WITNESS the hand of said grantor, this ____ day of May, 2024.

STATE OF Florida

) ss:

COUNTY OF Orange

On the __8th_ day of May, 2024, personally appeared before me Luke Jenkins, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

NANCY M METALLO Notary Public - State of Florida Commission # HH 2726 Expires on May 21, 2024

Notary Public

Nancy M. Metallo

Nancy M Metallo

Produced Identification: DRIVER LICENSE

Notarized remotely online using communication technology via Proof.