

Prepared By:  
Truly Title, Inc.  
9089 South 1300 West, Suite 120  
West Jordan, UT 84088

ENT 32924:2023 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2023 May 23 12:28 PM FEE 40.00 BY TM  
RECORDED FOR Truly Title, Inc. - Utah  
ELECTRONICALLY RECORDED

When Recorded, Mail Deed and Tax Notice To:  
James Howell  
3224 South Deer Canyon Drive  
Saratoga Springs, UT 84045

## WARRANTY DEED

Tanner Rigby and Kylee Rigby, husband and wife as joint tenants, grantor, hereby CONVEY(S) and WARRANT(S) to

James Howell, a single man

,grantee, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable consideration, the following described tracts of land located in UTAH County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of Saratoga Springs, County of UTAH, State of UT, and is described as follows:

LOT 6413, THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 6-4B SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

APN: 54-319-0013

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor(s), this 23rd day of May, 2023.

Tanner Rigby  
Tanner Rigby

Kylee Rigby  
Kylee Rigby

State of Utah  
County of UTAH

On 5/23/23 before me, Crystal Keele, Notary Public, personally appeared Tanner & Kylee Rigby, who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)

