

13490

WHEN RECORDED MAIL TAX NOTICE TO:
Luiz Reginaldo Teixeira and Diomar Carvalho Da Cruz Teixeira
189 SOUTH 300 EAST
AMERICAN FORK, UT 84003

ENT 34560:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 May 30 04:13 PM FEE 40.00 BY AR
RECORDED FOR Artisan Title
ELECTRONICALLY RECORDED

WARRANTY DEED

NATHAN MADSEN AND NATALIE MADSEN

Grantor,

of AMERICAN FORK , County of UTAH , State of Utah
hereby CONVEY and WARRANTY to

Luiz Reginaldo Teixeira, a married man

Grantee,

of AMERICAN FORK , County of UTAH , State of Utah, 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 3, Block 1, RICHLAND PARK, according to the official plat thereof as recorded in the office of the Utah County Recorder.

51-010-0003

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

WITNESS the hand of said grantor, this 25 day of May , 2023

Nathan Madsen
Nathan Madsen

Natalie Madsen
Natalie Madsen

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 25th day of May, 2023, personally appeared before me Nathan Madsen and Natalie Madsen, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

[Signature]
Notary Public

