

**RECORDED AT THE REQUEST OF:**  
REAL ADVANTAGE TITLE INSURANCE  
AGENCY  
6975 SOUTH UNION PARK CENTER, STE. 460  
COTTONWOOD HEIGHTS, UTAH 84047  
ORDER #20960CH

ENT38686:2020 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Mar 26 01:00 PM FEE 40.00 BY LT  
RECORDED FOR Real Advantage Title Insurance Agency  
ELECTRONICALLY RECORDED

**WHEN RECORDED MAIL TO:**  
Meghan Cloward  
1279 North Willow Brook Lane  
Saratoga Springs, Utah 84045

SPACE ABOVE FOR RECORDERS USE ONLY

## **WARRANTY DEED**

**Thomas Behrens and Kristine Reynolds**

**GRANTOR(S)**

OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH

**HEREBY CONVEYS AND WARRANTS TO**

**Meghan Cloward, a single woman**

**GRANTEE(S)**

OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH:**

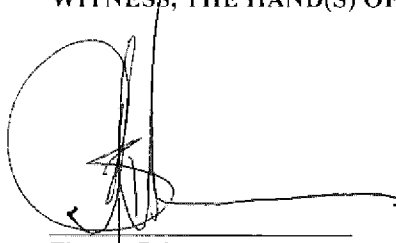
**LOT 68, THE COVE AT JORDAN RIVER PHASE 10, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.**

**TOGETHER WITH AN EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREA AND FACILITIES, INCLUDING BIT NOT LIMITED TO ROADWAYS AND ACCESS WAYS APPURTENANT TO SAID LOT, AS PROVIDED FOR THE DECLARATION OF THE COVE AT JORDAN RIVER TOWNHOUSES (A PLANNED UNIT DEVELOPMENT).**

The following is shown for information purposes only: Tax ID No. 65-377-0068

**SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF RECORD AND TAXES FOR THE YEAR 2020 AND THEREAFTER.**

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 24TH DAY OF MARCH, 2020.



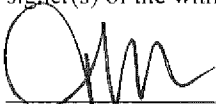
Thomas Behrens



Kristine Reynolds

STATE OF UTAH )  
 ) SS  
COUNTY OF SALT LAKE )

On the 24th day of March, 2020, personally appeared before me Thomas Behrens and Kristine Reynolds , the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



NOTARY PUBLIC

Jen McDonald  
PRINTED NAME

MY COMMISSION EXPIRES: 1/12/2023

