

When Recorded Mail To:
James Bendtschneider
195 East Latigo Drive
Springville, Utah 84663

Order No. 157235
Tax ID No. 52-912-0173

Space above this line for Recorder's use

Warranty Deed

James Bendtschneider, who erroneously took title as James Benstschneider, and Karen Bendtschneider,
GRANTOR(S)

hereby **CONVEYS AND WARRANTS TO**

James Bendtschneider and Karen Bendtschneider, husband and wife as joint tenants, **GRANTEE(S)**

for the sum of **(\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:**

Lot 173, SUNRISE RIDGE SUBDIVISION, PLAT D, according to the Official Plat thereof as recorded in the Office of the Utah County Recorder, State of Utah.

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

WITNESS the hand of said Grantor(s) this 19th day of May, 2011.

E-signed by James Bendtschneider on 5/19/2011 at 1:44 PM Pacific Daylight Time

James Bendtschneider

E-signed by Karen Bendtschneider on 5/19/2011 at 2:04 PM Pacific Daylight Time

Karen Bendtschneider

State of Utah }
 }ss.
County of Salt Lake }

On the 19th day of May, 2011, personally appeared before me James Bendtschneider and Karen Bendtschneider, husband and wife as joint tenants, the signer(s) of the above instrument, who duly acknowledged to me that such person(s), executed the same.

Witness my hand and official seal.

E-signed by Russ Nance on 5/19/2011 at 4:42 PM Pacific Daylight Time



Notary Public



Bonneville Superior Title Company