

MAIL TAX NOTICES TO GRANTEE(S) AT:
475 SOUTH 400 WEST, #A-3
PROVO, UT 84601

ENT4033:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Jan 11 10:34 AM FEE 40.00 BY MG
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:
Tax Parcel No(s): 41-112-0003
Property Address(es) (if any):
475 SOUTH 400 WEST, #A-3, PROVO, UT 84601

WARRANTY DEED

SCOTT JORDAN SMITH AND SARAH EMILY SMITH ("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

TEUILA T MOUNGA

("Grantee(s)")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2022 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

The following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):
See Attached Exhibit "A"

Information for reference purposes:

GT Title File No.: P47399J
Tax Parcel No(s): 41-112-0003
Property Address(es) (if any):
475 SOUTH 400 WEST, #A-3, PROVO, UT 84601

-Signature Page to Warranty Deed-

Witness the hand of Grantor(s) this 10 day of JANUARY, 2022.

Sarah Emily Smith
Sarah Emily Smith

Scott Jordan Smith
Scott Jordan Smith

STATE OF UTAH)
COUNTY OF Utah) ss.

On this 10 day of **January, 2022**, personally appeared before me **Sarah Emily Smith and Scott Jordan Smith**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name are subscribed to this instrument, and duly acknowledged that they executed this instrument. Witness my hand and official seal.



[Signature]
NOTARY PUBLIC

Information for Reference Purposes:

File No.: **P47399J**

Tax Parcel No(s): **41-112-0003**

Property Address(es):

475 SOUTH 400 WEST, #A-3, PROVO, UT 84601

**EXHIBIT "A"
Legal Description**

APARTMENT 3, IN BUILDING "A", CONTAINED WITHIN THE HEATHER PARK CONDOMINIUM, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON MAY 5, 1979 IN UTAH COUNTY AS ENTRY NO. 16782 OF PLATS, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON MAY 4, 1979 IN UTAH COUNTY, AS ENTRY NO. 16793, IN BOOK 1740, AT PAGE 733, (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.