



RAMPART TITLE

When recorded mail deed and tax notice to:
Katya Duffany and Brett Duffany
418 North 1080 West
Orem, UT 84057

ENT44347:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Apr 08 03:14 PM FEE 40.00 BY MC
RECORDED FOR Rampart Title Insurance Agency
ELECTRONICALLY RECORDED

WARRANTY DEED

GRANTOR(S): **Maren Frazier, who took title as Maren Miyasaki**

Hereby CONVEY and WARRANT to:

GRANTEE(S): **Katya Duffany and Brett Duffany, as joint tenants**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of Utah:

Unit 22, Phase 3, GRANITE VILLAGE CONDOMINIUMS, as the same is identified in the Survey Map recorded in Utah County, State of Utah as Entry N. 71600, and Map Filing No. 7242 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded in Utah County, State of Utah as Entry No. 59350, in Book 4338, at Page 337 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in said Project's Common areas as established in the Declaration of Condominium and allowing for periodic alteration both in the magnitude of said undivided ownership interest and in the Composition of the Common Areas and Facilities to which said interest relates.

Tax ID No.: 40:247:0022

TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 7th day of April, 2022.

Maren Frazier
Maren Frazier, who took title as Maren Miyasaki

STATE OF UTAH
COUNTY OF WASHINGTON

On this 7th day of April, 2022, before me Brandon Kidman, a notary public, personally appeared Maren Frazier, who took title as Maren Miyasaki, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]

Notary Public

