

WHEN RECORDED MAIL TO (TAX MAILING ADDRESS):
THE JESSICA D. MORTENSEN REVOCABLE TRUST DATED DECEMBER 13, 2016.
24568 E. GLASGLOW CIR.
AURORA, CO 80015

RECORDED AT THE REQUEST OF
INVEST TITLE SERVICES, INC. ORDER # 309684

ENT 46464 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jul 12 01:13 PM FEE 40.00 BY CS
RECORDED FOR Invest Title - Orem #1
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

WARRANTY DEED

REBECCA M. HIGGINS AND JAMES E HIGGINS, TRUSTEES OF THE REBECCA M. HIGGINS TRUST DATED JANUARY 31ST, 2012

GRANTOR(S)

OF ALPINE , COUNTY OF UTAH , STATE OF UT
HEREBY CONVEY AND WARRANT TO

JESSICA D. MORTENSEN, TRUSTEE OF THE JESSICA D. MORTENSEN REVOCABLE TRUST DATED DECEMBER 13, 2016.

GRANTEE(S)

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

(35-657-0003)

ALL OF LOT 3, PLAT "D", BENNETT FARMS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD,
AND TAXES FOR THE YEAR 2024 AND THEREAFTER.

---SIGNATURE(S) FOLLOW ON THE NEXT PAGE---

WITNESS, THE HAND(S) OF SAID GRANTOR(S), ON JULY 12, 2024

THE REBECCA M. HIGGINS TRUST DATED JANUARY 31ST, 2012

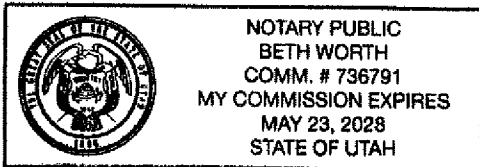
Rebecca M Higgins
By: REBECCA M. HIGGINS, Trustee

[Signature]
By: JAMES E HIGGINS, Trustee

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Washington (ss.)

On July 12, 2024, personally appeared before me **REBECCA M. HIGGINS AND JAMES E HIGGINS, TRUSTEES**, whose identity(ies) are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that they are acting in the capacity referenced above for **THE REBECCA M. HIGGINS TRUST, DATED JANUARY 31, 2012**, and that said document was signed by them in behalf of said Trust by the authority of the Trust Agreement and any Amendments thereto, and said individual(s) acknowledged to me that said Trust executed the same.



[Signature]
NOTARY PUBLIC
My Commission Expires: 5/23/28
Residing at: St George, UT

 **INVEST TITLE**
374 WEST CENTER STREET
OREM, UT 84057