

MAIL TAX NOTICES TO GRANTEE(S) AT:
103 West Fairway Blvd, SARATOGA SPRINGS, UT 84045

ENT46765:2020 PG 1 of 1
Jeffery Smith
Utah County Recorder
2020 Apr 10 01:23 PM FEE 40.00 BY IP
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Tax ID No.: 43-116-0311

WARRANTY DEED

STEVEN NIELSEN AND ERIN ZAUGG NIELSEN of **UTAH** County, State of **UT** (hereafter referred to as "*Grantor*"), in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

JAMES M O'CONNOR AND LILLIAN KATHERINE O'CONNOR, HUSBAND AND WIFE AS JOINT TENANTS

of **UTAH** County, State of **Utah** (hereafter "*Grantee*"),

that certain real property located in **UTAH** County, Utah commonly known as **103 West Fairway Blvd, SARATOGA SPRINGS, UT 84045**, and further described as follows:

LOT 311, PLAT "C", JACOBS RANCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

Witness the hand of Grantor this 10 day of APRIL, 2020.



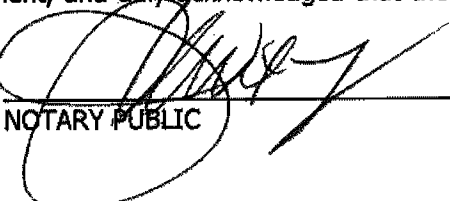
STEVEN NIELSEN



ERIN ZAUGG NIELSEN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 10 day of April, 2020, personally appeared before me **Steven Nielsen and Erin Zaugg Nielsen**, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that they executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

