

Prepared By:
Truly Title, Inc.
2180 South 1300 East, Suite 130
Salt Lake City, UT 84106

When Recorded, Mail Deed and Tax Notice To:
Braeden Christofferson
2284 East Ox Yoke Drive
Eagle Mountain, UT 84005

WARRANTY DEED

Matthew Charles Howard, an unmarried man, grantor, hereby CONVEY(S) and WARRANT(S) to

Braeden Christofferson and Amber Christofferson, as joint tenants

,grantee, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable consideration, the following described tracts of land located in Utah County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of Eagle Mountain, County of Utah, State of UT, and is described as follows:

Lot 127, PIONEER ADDITION, PHASE VII "A", according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

APN: 49-663-0127

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor(s), this 21st day of July, 2023.



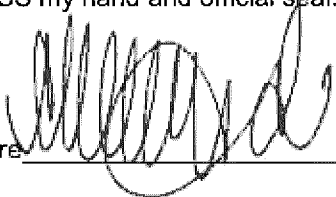
Matthew Charles Howard

State of Utah
County of Utah

On 21st July 2023, before me, Chaniece Elaine Allred, Notary Public, personally appeared **Matthew Charles Howard**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  _____ (Seal)

