

ATLAS TITLE
FILE# 34515

Ent 476282 Bk 1287 Pg 1404 - 1404
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2020 Mar 31 03:22PM Fee: \$40.00 TC
For: Atlas Title - Heber City
ELECTRONICALLY RECORDED

Warranty Deed

Grantor: Jacob E. Jensen and Kimberly Jensen

hereby **CONVEY AND WARRANT** to:

Grantee: Colby Ann Ledbetter and Robert Ross, wife and husband
Of: 1505 East 400 South, Heber, UT 84032

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within WASATCH County, State of UTAH to wit:

Lot 49, Triple Crown Subdivision Plat "A", according to the official plat thereof as recorded in the office of the Wasatch County Recorder. Together with a non-exclusive right to use and enjoy the Common Areas and Facilities, as provided for in the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Triple Crown Subdivision, an expandable project recorded November 13, 2013 as Entry No. 396013 in Book 1049 at Page 1262 of official records (as said Declaration may have heretofore been amended or supplemented).

Tax ID No.: 0TX-1049

Together with all appurtenances thereunto belonging.

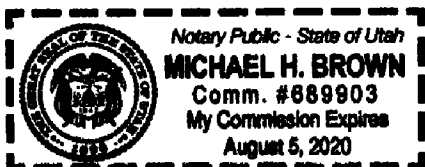
This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS THE HAND OF SAID GRANTOR THIS 31st DAY OF MARCH, 2020.

) _____
) Jacob E. Jensen
) _____
) Kimberly Jensen

State of Utah)
County of Wasatch) ss

On the 31st OF MARCH, 2020, personally appeared before me, Jacob E. Jensen and Kimberly Jensen, the signers of the within instrument, who duly acknowledged to me that they executed the same.



NOTARY PUBLIC