WHEN RECORDED RETURN TO:

Name:

GRANTEE

Address:

657 NORTH 300 EAST

PLEASANT GROVE, UT, 84062

File #41128

ENT 52513:2018 PG 1 of 2 Jeffery Smith **Utah County Recorder** 2018 Jun 05 03:58 PM FEE 12.00 BY VP RECORDED FOR Title Guarantee - River Park **ELECTRONICALLY RECORDED**

WARRANTY DEED

BENJAMIN B. MORRIS

GRANTOR

of UTAH County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:

BENJAMIN B. MORRIS AND JENNIFER MORRIS, HUSBAND AND WIFE AS JOINT **TENANTS**

GRANTEE

of UTAH, County and State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in UTAH County and State of UTAH described as follows:

LOT 1, PLAT A, CASSIE ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Tax Serial No. 65-516-0001 (NEW)

also known by street and number of: 657 NORTH 300 EAST, PLEASANT GROVE, UTAH 84062.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2018 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this May 31st, 2018

ACCOMMODATION RECORDING ONLY, TITLE GUARANTEE MAKES NO REPRESENTATION AS TO CONDITION OF TITLE, NOR DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCE OR EFFECTS OF DOCUMENT.

File Number: 41128

BENJAMIN B. MORRIS

STATE OF UTAH
) ss.
COUNTY OF UTAH
)

On the 31st day of May, 2018, personally appeared before me BENJAMIN B. MORRIS, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Witness my hand and official seal.

Notary Public

MITCHELL JAMES MONTGOMERY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 684374
COMM. EXP. 09-07-2019