

WHEN RECORDED MAIL TO:
DENISE J. ADAMS AND G. CORY ADAMS
497 N 500 E
AMERICAN FORK, UT 84003

ENT5290:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Jan 27 04:21 PM FEE 40.00 BY MG
RECORDED FOR Invest Title - Orem #1
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF
MAIL TAX NOTICE TO: DENISE J. ADAMS AND G. CORY ADAMS
497 N 500 E, AMERICAN FORK, UT 84003

WARRANTY DEED

DENISE J. ADAMS AND G. CORY ADAMS, TRUSTEES OF THE DENISE J. ADAMS REVOCABLE TRUST DATED FEBRUARY 17, 2010

GRANTOR(S)

OF AMERICAN FORK, COUNTY OF UTAH, STATE OF UT
HEREBY CONVEY AND WARRANT TO

DENISE J. ADAMS AND G. CORY ADAMS AND ELLIOT ANTILLON AND JESSICA ANTILLON, ALL AS JOINT TENANTS

GRANTEE(S)

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

(12:069:0014)

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2023 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 27 DAY OF Jan, 2023

THE DENISE J. ADAMS REVOCABLE TRUST DATED FEBRUARY 17, 2010

Denise J. Adams
BY: DENISE J. ADAMS, TRUSTEE

G. Cory Adams
BY: G. CORY ADAMS, TRUSTEE

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INVEST TITLE SERVICES, INC. hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

STATE OF UTAH)
COUNTY OF UTAH) (ss.)

On the 27 DAY OF Jan, 2023, personally appeared before me **DENISE J.**

ADAMS AND G. CORY ADAMS, 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 he/she/they are the **TRUSTEES** of the **DENISE J. ADAMS REVOCABLE TRUST DATED FEBRUARY 17, 2010**, and that said document was signed by him/her/them in behalf of said Trust by the authority of the Trust Agreement and any Amendments thereto, and said **DENISE J. ADAMS AND G. CORY ADAMS**, acknowledged to me that said trust, executed the same



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

Commencing 1920.43 feet South and 746.87 feet West at a point in the West line of 5th East Street, American Fork, Utah, from the North Quarter corner of Section 13, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South $0^{\circ}24'$ West 90 feet; thence North $89^{\circ}36'$ West 253.14 feet to the East line of Howcroft Property; thence North $6^{\circ}22'49''$ East 79.62 feet; thence South $89^{\circ}59'26''$ East 119.86 feet; thence North $0^{\circ}24'$ East 10 feet; thence South $89^{\circ}36'$ East 125 feet to the point of beginning.