

When recorded mail to:
Benjamin D. Bywater
345 W 1300 N
Provo, UT 84604

ENT 52915:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Aug 07 11:56 AM FEE 40.00 BY TM
RECORDED FOR The Real Title Mountain Wes
ELECTRONICALLY RECORDED

Order No. 2024-RTMW-460

WARRANTY DEED (Individual)

Sarah M. Hinckley, an unmarried woman, Grantor

Of Salt Lake City, County of Salt Lake, State of Utah

hereby CONVEY and WARRANT to

Benjamin D. Bywater, Grantee

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of **Ten Dollars and other good and valuable consideration**, the following tract of land in Salt Lake County, State of Utah, to wit:

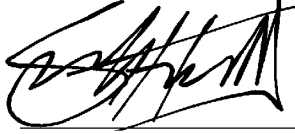
See Exhibit "A" attached hereto and therefore by this reference made a part hereof.

Property Tax ID # 47-035-0025

Also known by street and number as: 345 W 1300 N, Provo, UT 84604

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

IN WITNESS WHEREOF, the Grantor has executed this deed on the August 6, 2024



Sarah M. Hinckley

STATE OF UTAH
COUNTY OF SALT LAKE

On this 6th day of August, 2024, before me Scott Warner, a notary public, personally appeared Sarah M. Hinckley, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Scott Warner

Notary Public

Notarized online using audio-video communication

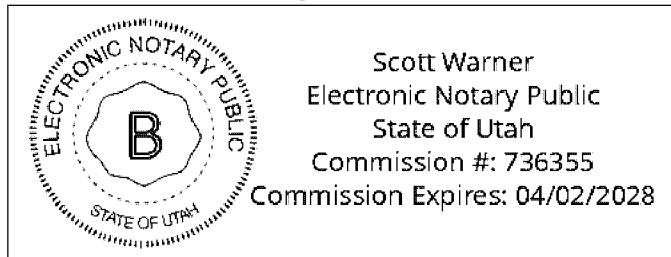


EXHIBIT "A"
Property Description

Closing Date: August 7, 2024
Buyer(s): Benjamin D. Bywater
Property Address: 345 W 1300 N, Provo, UT 84604

PROPERTY DESCRIPTION:

All of Lot 2, Block 2, Plat "D", North University Subdivision, Provo, Utah, according to the Official Plat thereof on file and of record in the Office of the Utah County Recorder, Utah.

And also the West three (3) feet of Lot 1, Block 2, Plat "D", North University Subdivision, Provo, Utah, according to the Official Plat thereof on file and of record in the office of the Utah County Recorder.

The following is shown for information purposes only: 47-035-0025