

MAIL TAX NOTICE TO:
Colton Arave
3297 South Black Bittern Way
Saratoga Springs, UT 84045

ENT53718:2020 PG 1 of 1
Jeffery Smith
Utah County Recorder
2020 Apr 23 01:47 PM FEE 40.00 BY CS
RECORDED FOR Pinnacle Title
ELECTRONICALLY RECORDED

PINNACLE TITLE



WARRANTY DEED

Order No. 136962CA

Colton Arave

Grantor,

hereby CONVEY and WARRANT to

Colton Arave and Karlie Arave, husband and wife as joint tenants

Grantee,

of SARATOGA SPRINGS, County of UTAH, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

Lot No. 312, Plat C, HERON HILLS PLANNED RESIDENTIAL DEVELOPMENT, as the same is identified in the official plat filed in the office of the Utah County Recorder and in the Declaration of Covenants, Restrictions and Easements for Heron Hills Planned Residential Development recorded November 20, 2015 as Entry No. 104937-2015, Together with a right and easement of use and enjoyment in and to the Common Area and Private Drive, described and as provided for in said Declaration.

Parcel Number: 41-874-0312

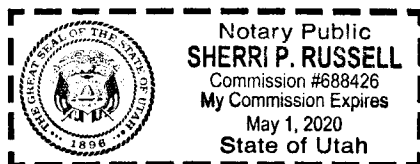
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.


WITNESS the hand of said grantor, this 23 day of April, 2020


Colton Arave

STATE OF UTAH)
) ss:
COUNTY OF Salt Lake)

On the 23 day of April, 2020, personally appeared before me Colton Arave, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.




Notary Public