MAIL TAX NOTICES TO: 2433 North 3130 West Lehi, UT 84043 File No. 2302017 ENT 56669: 2023 PG 1 of 1 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Aug 29 01:51 PM FEE 40.00 BY AR RECORDED FOR 1st Liberty Title LC ELECTRONICALLY RECORDED

WARRANTY DEED

Ammon Daniel Rhodes and Katie Maher, husband and wife

Grantor(s) of Utah County, State of Utah, hereby CONVEY and WARRANT to

Xiran Zhao

Grantee, of Utah County, grantee(s), for the sum of TEN AND NO/100 -- DOLLARS, and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

Lot 451, HOLBROOK FARMS PLAT A, PHASE 4, according to the official plat thereof as recorded in the office of the Utah County Recorder.

Tax I.D.#: 41:864:0451 (for reference purposes only)

SUBJECT TO:

- 1. Taxes for the year 2023 and all subsequent years.
- 2. Covenants, Conditions, Restrictions, Easement and rights of way of record or enforceable in law or equity.
- 3. All applicable zoning laws and ordinances.

DATED: 02/27/23

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STATE OF Texas) : ss. COUNTY OF Denton)

On 02/27/23, personally appeared before me Ammon Daniel Rhodes and Katie Maher, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

Julie C Nash

ID NUMBER
13351860-1
COMMISSION EXPIRES
January 5, 2026

Julie C Nash NOTARY PUBLIC

Notarized online using audio-video communication