

MAIL TAX NOTICES TO GRANTEE(S) AT:
639 NORTH UNIVERSITY AVENUE, Unit 2, PROVO, UT 84601

ENT58374:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 May 01 12:50 PM FEE 40.00 BY SS
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Tax ID No.: 34-068-0002

WARRANTY DEED

STEVEN M. JENKINS and TERESA D. JENKINS as Trustees of THE STEVEN M. JENKINS AND TERESA D. JENKINS REVOCABLE TRUST, STEVEN M. JENKINS, TRUSTEE U/A/D December 17, 2012 (hereafter referred to as "*Grantor*"), in exchange for good and valuable consideration, hereby convey and warrant to

MARX XAVIER ACOSTA-RUBIO, AN UNMARRIED MAN and MARX E. ACOSTA-RUBIO, A MARRIED MAN, AS JOINT TENANTS

of **UTAH** County, State of Utah (hereafter "*Grantee*"),

that certain real property located in **UTAH** County, Utah commonly known as **639 NORTH UNIVERSITY AVENUE, Unit 2, PROVO, UT 84601**, and further described as follows:

See Attached Exhibit "A"

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

THE INDIVIDUALS WHO SIGN THIS DEED HEREBY CERTIFY THAT HE/SHE/THEY HAVE FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE/THEY HAVE EXECUTED THIS DEED IN HIS/HER/THEIR AUTHORIZED CAPACITY.

Witness the hand of Grantor this 29 day of April, 2020.

STEVEN M. JENKINS, Trustee

TERESA D. JENKINS, Trustee

STATE OF UTAH)
) ss.
COUNTY OF)

**Notarization Act
of California State
is attached**

On this ____ day of _____, 2020, personally appeared before me **STEVEN M. JENKINS and TERESA D. JENKINS**, the named signers of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and they duly acknowledged that they are the Trustees of **THE STEVEN M. JENKINS AND TERESA D. JENKINS REVOCABLE TRUST, STEVEN M. JENKINS, TRUSTEE U/A/D December 17, 2012** and that they executed this instrument in behalf of said Trust as Trustees by authority of the terms thereof. Witness my hand and official seal.

**IMAD ABOLHOSN
NOTARY PUBLIC
SAN DIEGO, CA**

NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SAN DIEGO)

On APRIL 29, 2020 before me, IMAD ABOLHOSN, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

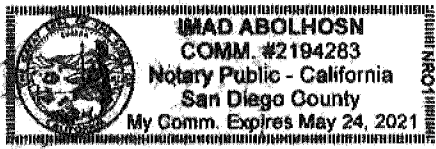
personally appeared STEVEN M. JENKINS, AND
Name(s) of Signer(s)

TERESA D. JENKINS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document TAX 2.D.#34-06B-D002 / 639 N. UNIVERSITY AVE., UNIT 2, PROVO, UT 84601
Title or Type of Document: WARRANTY DEED Document Date: 04/29/2020
Number of Pages: 01 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

File Number: OG33220
Parcel No. (For Reference Purposes Only):
34-068-0002

EXHIBIT "A"

UNIT 2, CONTAINED WITHIN THE ACADEMY CONDOMINIUMS, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN UTAH COUNTY, AS ENTRY NO. 18335, AND MAP FILING NO. 2680 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN UTAH COUNTY, AS ENTRY NO. 18336 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.