

MAIL TAX NOTICES TO GRANTEE(S) AT:
3693 NORTH CUADE STREET
EAGLE MOUNTAIN, UT 84005

ENT 58409:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 06 09:47 AM FEE 40.00 BY AR
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **68-055-0644**

Property Address(es) (if any):

3693 NORTH CUADE STREET, EAGLE MOUNTAIN, UT 84005

WARRANTY DEED

TODD S. ANDREASEN ("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

TODD S. ANDREASEN AND VICTORIA LYNN ANDREASEN, HUSBAND AND WIFE AS JOINT TENANTS ("Grantee(s)")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

ALL OF LOT 644, HARMONY PHASE "A", PLAT "6", A RESIDENTIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: L50998E
Tax Parcel No(s): 68-055-0644
Property Address(es) (if any):
3693 NORTH CUADE STREET, EAGLE MOUNTAIN, UT 84005

-Signature Page to Warranty Deed-


Witness the hand of Grantor(s) this 5th day of **SEPTEMBER, 2023**.



TODD S. ANDREASEN

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 5th day of **September, 2023**, personally appeared before me **TODD S. ANDREASEN**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

