



ENT 59776:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 11 01:53 PM FEE 40.00 BY CS
RECORDED FOR Old Republic Title (Orem)
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:
Abel Porter
177 West Canyon Crest Road
Alpine, UT 84004

File Number: 2377546SM

WARRANTY DEED

Teresa Dahl, or successor, as Trustee of The Teresa Dahl Family Living Trust, GRANTOR
dated December 18, 2007

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Abel Porter, GRANTEE

the following tract of land in Utah County, State of Utah, to-wit:

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 53-274-0027

Subject to any eaements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 11th day of September, 2023.

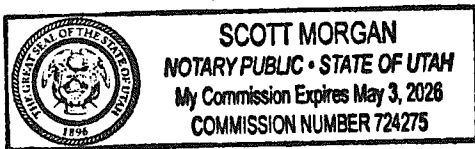
The Teresa Dahl Family Living Trust
dated December 18, 2007

By: Teresa Dahl
Teresa Dahl, Trustee

STATE OF UTAH

COUNTY OF UTAH

On this 11th day of September, 2023, personally before me appeared Teresa Dahl, who proven on the basis of satisfactory evidence is the trustee of The Teresa Dahl Family Living Trust dated December 18, 2007, and acknowledged to me that said document was signed by her on behalf of said trust by authority of the trust governing documents, and that said trust executed the same.



Scott Morgan
Notary Public
Commission Expires: 5.3.2026

EXHIBIT A

Lot 27, PLAT "A", TWIN RIVERS ESTATES PRD AMENDED SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

Together with: (a) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and/or Conditions, Covenants and Restrictions, and Map may hereafter be amended or supplemented).