

MAIL TAX NOTICES TO GRANTEE AT:
1224 DOROTHY DRIVE
GLENDALE, CA 91202

ENT6215:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Feb 01 02:12 PM FEE 40.00 BY CS
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:
Tax Parcel No(s): **48-048-0038**
Property Address(es) (if any):
1395 NORTH 1500 EAST
PROVO, UT 84604

WARRANTY DEED

KOURI RICHINS ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

PERGENTINO CALICA, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY ("Grantee")

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 38, PLAT "L", OAK HILLS SUBDIVISION, PROVO, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH.

With all the covenants and warranties of title from Grantor in favor of Grantee 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.]

