

Mail Tax notice to:
Grantee
9096 North Club House Lane
Eagle Mountain, UT 84005
MNT File No.: 56945
Tax ID No.: 41-639-0314

ENT62788:2017 PG 1 of 1
Jeffery Smith
Utah County Recorder
2017 Jun 29 09:01 AM FEE 10.00 BY BA
RECORDED FOR Metro National Title
ELECTRONICALLY RECORDED

WARRANTY DEED

Shane D. Maggio and Kristina Doerr Maggio

GRANTOR of Eagle Mountain, State of Utah, hereby CONVEYS and WARRANTS TO:

Matthew Groom and Rachel Groom, husband and wife

GRANTEE of 9096 North Club House Lane, Eagle Mountain, UT 84005 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:

Lot 314, HIGHLANDS ON THE GREEN PHASE 3A SUBDIVISION, Eagle Mountain, Utah, according to the official plat thereof on file in the office of the Utah County Recorder.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 28th day of June, 2017.



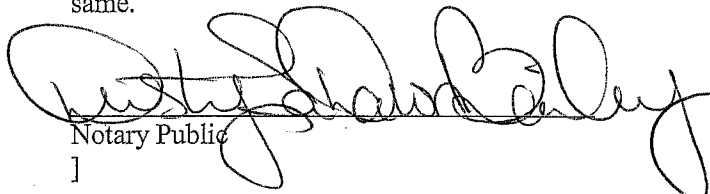
Shane D. Maggio



Kristina Doerr Maggio

State of Utah, County of Salt Lake)ss:

On this date, June 28, 2017, personally appeared before me Shane D. Maggio and Kristina Doerr Maggio, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public
]

