



After Recording Return To:
Mail Tax Notices To:
Russell G. Card and Tamara M. Card
654 East 3230 North
Lehi, UT 84043

File Number: 23-18290-AXM
Parcel ID: 35-419-0102

Warranty Deed

Know All Men By These Presents that , **Ross W. Jardine, Successor Trustee of the Louella B Hall Trust U.A.D. May 18, 1995**, (henceforth referred to as "Grantor") of **Alpine, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Russell G. Card and Tamara M. Card, husband and wife, as joint tenants**, (henceforth referred to as "Grantee") of **654 East 3230 North, Lehi, UT84043**, with

WARRANTY COVENANTS:

Parcel 1:

Lot 102, Phase 1, BROOKHAVEN VILLAS, a Residential Planned Unit Development, as the same is identified in the Recorded Survey Map in Utah County, Utah, as Entry No. 27214:2003, and Map Filing No. 9907-112, (as said record of survey map may have heretofore been amended or supplemented) and in the Declaration of Covenants, recorded in Utah County, Utah, as Entry No. 27215:2003, (as said declaration may have heretofore been amended or supplemented).

Parcel 2:

The pertinent nonexclusive easement interest over and rights of use and enjoyment of said Project's Common Areas as established in the Declaration of Restrictive Covenants.

Tax Parcel #: 35-419-0102

WARRANTY DEED

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

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In Witness Whereof, Ross W. Jardine, Successor Trustee of the Louella B Hall Trust U.A.D. May 18, 1995, the said, **Grantor**, hereunto set by hands and seals this 26th day of September, 2023.

The Louella B Hall Trust U.A.D. May 18, 1995

By: Ross W. Jardine trustee
Ross W. Jardine, Successor Trustee

STATE OF UTAH
COUNTY OF UTAH

On this 26th day of September, 2023, before me Annette Miller, a notary public, personally appeared Ross W. Jardine, Successor Trustee of the Louella B Hall Trust U.A.D. May 18, 1995, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

[Signature]
Notary Public

