

When recorded mail to (Tax Mailing Address):
Grantee
63 S 100 W, Unit 13
American Fork, UT 84003
MTC File No. 331338

WARRANTY DEED

Erin L. Mokulehua, a married woman and John P. Arthur, as joint tenants ,
GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S)
to

Christian Hall, a married man

as GRANTEE(S), the following real property located in Utah County, State of Utah, described
as:

Unit 13, contained within the COLONIAL PINES CONDOMINIUMS, a condominium
project as the same is identified in the Record of Survey Map recorded in Utah County,
as Entry No. 25355, and Map Filing No. 3050 of Plats (as said Record of Survey Map
may have heretofore been amended or supplemented) and in the Declaration recorded on
August 24, 1984 in Utah County as Entry No. 25356, in Book 2159 at Page 208 (as said
Declaration may have heretofore been amended or supplemented).

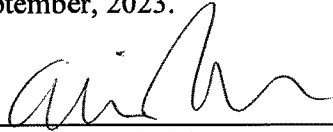
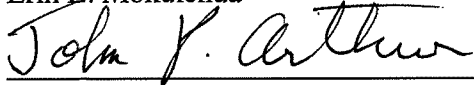
Together with: (a) The undivided ownership interest in said Project's Common Areas and
Facilities which is appurtenant to said unit, (the referenced Declaration of Project
providing for periodic alteration both in the magnitude of said undivided ownership
interest and in the composition of the Common Areas and Facilities to which said interest
relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas
which is appurtenant to said unit, and (c) 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 Map may hereafter be amended or supplemented).

Tax Parcel No. 36-249-0013

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of
record.

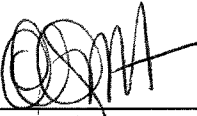
[Signatures on following page]

In witness whereof, the grantors have executed this 27 day of September, 2023.


Erin L. Mokulehua

John P. Arthur

STATE OF UTAH)
 :SS
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 27th day of September, 2023, by Erin L. Mokulehua, a married woman and John P. Arthur, as joint tenants .


Notary Public

