

MAIL TAX NOTICES TO GRANTEE AT:
710 South 560 East
OREM, UT 84097



Property Reference Information:

Tax Parcel No(s): **45-036-0008**
Property Address(es) (if any):
710 South 560 East, OREM, UT 84097

WARRANTY DEED

Rodney Hansen ("Grantor"),

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

Sloan Brenda Christensen and Jaden Moroni Barton, wife and husband as joint tenants ("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"):

THE NORTH 87.93 FEET OF LOT 7, BLOCK 1, PLAT "A", LINCOLN GARDENS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

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 **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL50029S**
Tax Parcel No(s): **45-036-0008**
Property Address(es) (if any):
710 South 560 East, OREM, UT 84097

-Signature Page to Warranty Deed-

Witness the hand of Grantor this 7th day of **JUNE, 2022**



Rodney Hansen

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 7 day of **June, 2022**, personally appeared before me **Rodney Hansen**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

