

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
James Epperson
4190 Fremont Drive
Lehi, UT 84043

WARRANTY DEED

File No.: 057379
APN: 54-209-0065 and 54-209-0066

Lai Ming Ng, Grantor
of Cottonwood Heights, Salt Lake County, State of Utah

hereby convey(s) and warrant(s) to

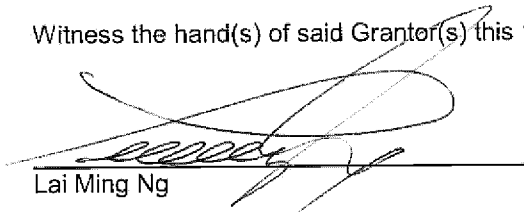
James Epperson, Grantee

of Lehi, Utah County, State of Utah, for the sum of ten dollars and other good and valuable consideration,
the following tract of land located in Utah County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

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

Witness the hand(s) of said Grantor(s) this 15th day of June, 2022.

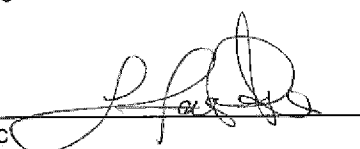

Lai Ming Ng

STATE OF UTAH)

:ss)

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me the 15th day of June, 2022 by Lai Ming Ng.


Notary Public

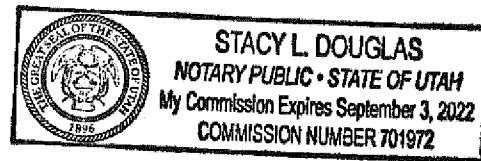


EXHIBIT "A"

Lot 65, VISTA RIDGE PHASE 2, A PLANNED COMMUNITY DEVELOPMENT, Lehi, Utah, according to the official plat on file in the office of the Utah County Recorder.

Together with a right and easement of use and enjoyment in and to the common areas described, and as provided for in the Declaration of Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

Situated in Utah County, State of Utah

APN: 54-209-0065

Lot 66, VISTA RIDGE PHASE 2, A PLANNED COMMUNITY DEVELOPMENT, Lehi, Utah, according to the official plat on file in the office of the Utah County Recorder.

Together with a right and easement of use and enjoyment in and to the common areas described, and as provided for in the Declaration of Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

Situated in Utah County, State of Utah

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