

WHEN RECORDED MAIL TO:
GARY L. MADDOX JR.
1635 N 100 E, SPRINGVILLE, UT 84663

ENT72502:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 May 28 02:36 PM FEE 40.00 BY LT
RECORDED FOR Inwest Title - Orem #1
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 269548
MAIL TAX NOTICE TO: GARY L. MADDOX JR.: 1635 N 100 E, SPRINGVILLE, UT 84663

WARRANTY DEED

PEARL KUNZ

GRANTOR(S)

OF MERIDIAN, COUNTY OF ADA, STATE OF ID
HEREBY CONVEY AND WARRANT TO

GARY L. MADDOX JR. and JENNIFER M. MADDOX, HUSBAND AND WIFE,
AS JOINT TENANTS.

GRANTEE(S)

OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UT:

(46-609-0028)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
THE YEAR 2020 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 27TH DAY OF MAY, 2020.



PEARL KUNZ

ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF UTAH)

On May 27, 2020, personally appeared before me **PEARL KUNZ**, the signer(s) of the foregoing instrument, who duly
acknowledged to me that he/she/they executed the same.




NOTARY PUBLIC

My Commission Expires: SEPTEMBER 9, 2021
Residing at: UTAH COUNTY



998 NORTH 1200 WEST, SUITE 102
OREM, UT 84057

PARCEL 1:

LOT 28, MORNINGSIDE, A PLANNED UNIT DEVELOPMENT PHASE 2, RECORDED AS ENTRY NO. 11149:2003 AND MAP FILING NO. 9863, IN THE OFFICE OF THE UTAH COUNTY RECORDER, SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MORNINGSIDE, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 97505:2001 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

PARCEL 1A:

TOGETHER WITH A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREA, DESCRIBED AND AS PROVIDED FOR IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

SITUATE IN UTAH COUNTY, STATE OF UTAH.