

MAIL TAX NOTICES TO GRANTEE AT:
42 EAST WILDCAT LANE
SARATOGA SPRINGS, UT 84045



Property Reference Information:

Tax Parcel No(s): **45-585-0014**

Property Address(es) (if any):

42 EAST WILDCAT LANE, SARATOGA SPRINGS, UT 84045

WARRANTY DEED

Noah Germaine and Heather Germaine ("Grantors"),

in exchange for good and valuable consideration, hereby convey and warrant to

Bobby Hansmann and Julie Hansmann, husband and wife as joint tenants ("Grantees"),

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"):

LOT 2714, PLAT 27, LAKESIDE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

With all the covenants and warranties of title from Grantors in favor of Grantees 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.]

