

Vanguard Title Insurance Agency, LLC  
Mail Tax Notices to and  
WHEN RECORDED RETURN TO:  
Phillip Carl Hoopes, Jr.  
4358 N Pheasant Ridge Trail  
Lehi, UT 84043  
File No.: 47544-BA

### WARRANTY DEED

GRANTOR(S): **Michael Sean Covey and Ashten Cutler Covey**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Phillip Carl Hoopes, Jr.**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of UTAH:

**Lot 55, HUNTER CHASE SUBDIVISION, PHASE TWO, A RESIDENTIAL SUBDIVISION including a vacation of Hunter Chase Subdivision, Phase One, Lot B, Lehi, Utah, the same as identified in recorded Survey Map in Utah County, Utah, as Entry No. 6145:2003, in Map Filing NO. 9854-111, and in the Declaration of Development, Covenants, Conditions and Restrictions recorded as Entry No. 6147:2003 (as said Declaration may have heretofore been amended or supplemented), and in Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Traverse Mountain, a Master Community, recorded as Entry No. 88405:2001 (as said Declaration may have heretofore been amended or supplemented). Together with the easement interest in said Project's Common Areas as established in the above mentioned Declarations.**

Tax Parcel No.: 41-523-0055

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 6<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
Michael Sean Covey

  
\_\_\_\_\_  
Ashten Cutler Covey

State of Utah                }  
  )ss.

County of Utah            }

On this 01 day of 07/2020, personally appeared before me Michael Sean Covey and Ashten Cutler Covey, husband and wife, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

