Mail Tax Notice Tyler R Talbot 1380 East 520 South Provo, UT 84606

ENT **89649:2017** PG 1 of 1 Jeffery Smith
Utah County Recorder
2017 Sep 13 12:23 PM FEE 10.00 BY DA
RECORDED FOR Bay National Title Company
ELECTRONICALLY RECORDED

COMM. EXP. 04-14-2019

Space Above This Line Reserved For Recording Use

SPECIAL WARRANTY DEED

Tyler Talbot, a married man,	GRANTOR
Of Provo, County of Utah, State of Utah, hereby Conveys and Warrants to	
Tyler R Talbot and Marie Talbot, husband and wife as joint tenants,	
of Provo, County of Utah, State of Utah,	GRANTEE
for the sum of Ten and no/100 (\$10.00)and other good and valuable consideration	DOLLARS
the following described tract of land in Utah County, State of Utah:	
Lot 2, Block 6, PLAT "A" HIGHLAND TERRACE SUBDIVISION, according to the Official records of the Utah County Recorder, State of Utah.	
TAX SERIAL NO.: 41-031-0038	
WITNESS the hand of said Grantor, on September 8, 2017	
Tyler Talbot	
STATE OF UTAH)	
county of Utah	
On September 8, 2017, personally appeared before me Tyler Talbot, the signer of the within instrument, who duly acknowledged to me that executed the same. All All	
BNTC of Utah File No.: UPU-50798	RIM. HOLDING PYPUBLIC-STATE OF UTAH MISSION# 682181

COURTESY RECORDING

No assurances are given by BNTC of Utah, Inc., Either express or implied for accuracy or content SEND TAX NOTICES TO: Tyler Talbot 218 West 220 South Orem, UT 84058 ENT 77869: 2018 PG 1 of 1

Jeffery Smith

Utah County Recorder

2018 Aug 16 01:57 PM FEE 14.00 BY SM

RECORDED FOR Greenbrier Title Insurance Agency, I

ELECTRONICALLY RECORDED

WARRANTY DEED RESPA

Theo A. Hymas, trustee of the Theo A. Hymas Living Trust U/A/D November 6, 2003

Grantor,

of Orem, County of Utah, State of UT hereby CONVEY and WARRANT to

Tyler R. Talbot and Marie Talbot, husband and wife as joint tenants

Grantee,

of Orem, County of Utah, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of UT, to-wit

Lot 19, Plat "A", PARKSIDE VILLAGE SUBDIVISION, Orem, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Tax ID # 49:097:0019

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2018 taxes and thereafter.

WITNESS the hand of said grantor, this 15th day of August, 2018

The Theo A. Hymas Living Trust U/A/D November 6, 2003

By: Theo A. Hymas, Trustee

STATE OF Utah

) :ss

COUNTY OF Utah

Α.

On the 15th day of August, 2018, personally appeared before me Theo A. Hymas, trustee of the Theo A. Hymas Living Trust U/A/D November 6, 2003, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

