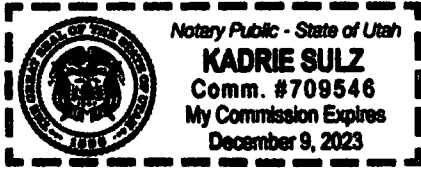


On this 27 day of January, 2022, personally appeared before me, Mern Dale Johnson and Lora Payne Johnson, the signers of this Warranty Deed, who duly acknowledged to me that they executed the same.



Kadrie Sulz

NOTARY PUBLIC

Send Tax Notice to:

Mern Dale Johnson and Lora Payne Johnson, Trustees
344 South 740 West, #103
Pleasant Grove, UT 84062

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

After Recording Return To:
M. Dale Johnson
381 E. 300 S.
Pleasant Grove, Ut. 84062

File Number: UT-85366-JB
Parcel ID: 54-259-0103

ENT82246:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Jun 15 01:45 PM FEE 40.00 BY SM
RECORDED FOR Eagle Gate Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Warranty Deed

RESPA

Mern Dale Johnson,

Grantor, hereby CONVEY(S) IN WARRANTY to

Mern Dale Johnson and Lora P. Johnson, Husband and Wife as Joint Tenants,

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of Utah, to-wit

UNIT 103, AS IDENTIFIED IN THE OFFICIAL PLAT "O" OF THE VILLAS AT MAPLEWOOD GROVE AN EXPANDABLE UTAH CONDOMINIUM PROJECT (INCLUDING A VACATION OF BUILDING C-11 AND THE SURROUNDING COMMON AREA OF THE VILLAS AT MAPLEWOOD GROVE AMENDED PLAT "D", PLEASANT GROVE CITY, UTAH COUNTY, UTAH, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SEPTEMBER 22, 2008 AS ENTRY NO. 104044, MAP #12858, SUBJECT TO THE DECLARATION OF CONDOMINIUM FOR THE VILLAS AT MAPLEWOOD GROVE. A UTAH CONDOMINIUM PROJECT, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, APRIL 8, 2005 AS ENTRY NO. 36922 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH AN UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, AND AS PROVIDED FOR, IN SAID DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

54-259-0103

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS, the hand of said grantor, this 15 day of June, 2020

Mern Dale Johnson
Mern Dale Johnson

STATE OF UTAH
COUNTY OF SALT LAKE

On this 15 day of June, 2020, personally appeared Mern Dale Johnson, whose identity is personally known to me or proved on the basis of satisfactory evidence and said document was signed by him and acknowledged to me he executed the same.

Witness my hand and official seal.

Jennifer Bowen
Notary Public

