

Recording Requested by:  
First American Title Insurance Company  
7730 South Union Park Ave, Ste 650  
Midvale, UT 84047  
(801)255-4800

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Ryan Michael Janeway  
1092 Grove Drive  
Alpine, UT 84004

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **394-6102071 (CW)**  
A.P.N.: **34-042-0008**

**Phillip H. Grimm and Cynthia Grimm, husband and wife as joint tenants**, Grantor, of **Highland, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to

**Ryan Michael Janeway**, Grantee, of **Alpine, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

**LOT 8, PLAT "A", ALPINE ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this 1/12/2021.

A.P.N.: 34-042-0008

Warranty Deed - continued

File No.: 394-6102071 (CW)

Phillip H. Grimm  
Phillip H. Grimm

Cynthia Grimm  
Cynthia Grimm

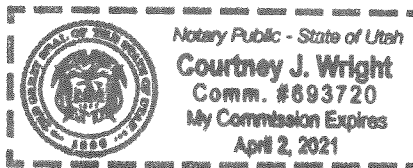
STATE OF VT )  
County of Saunders )ss.

On 1/12/2021, before me, the undersigned Notary Public, personally appeared **Phillip H. Grimm**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 4/2/21

[Signature]  
Notary Public



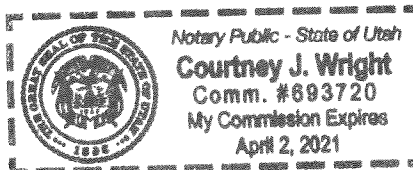
STATE OF UT )  
County of Utah )ss.

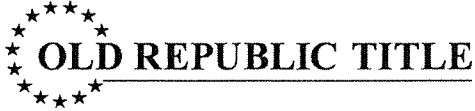
On 1/12/21, before me, the undersigned Notary Public, personally appeared **Cynthia Grimm**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 4/2/21

[Signature]  
Notary Public





MAIL TAX NOTICE TO GRANTEE:  
Ryan Janeway  
1092 Grove Drive  
Alpine, UT 84004  
File Number: 2047262LW

ENT 194245:2020 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Dec 07 01:26 PM FEE 40.00 BY IP  
RECORDED FOR Old Republic Title (Orem)  
ELECTRONICALLY RECORDED

## WARRANTY DEED

**Henry H. Hironaka and Robin S. Hironaka, Trustees, or any successor Trustees, of the Hironaka Family Trust, dated August 21, 2020** GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

**Ryan Janeway, Individual** GRANTEE

the following tract of land in Utah, County, State of UTAH, to-wit

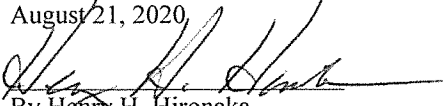
Lot 9, Plat "A", ALPINE ESTATES SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

TAX ID NUMBER FOR PROPERTY: 34-042-0009

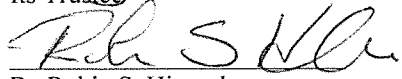
Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

Effective as of this 3rd day of December, 2020.

Henry H. Hironaka and Robin S. Hironaka, Trustees, or any successor Trustees, of the Hironaka Family Trust, dated August 21, 2020



By Henry H. Hironaka  
Its Trustee

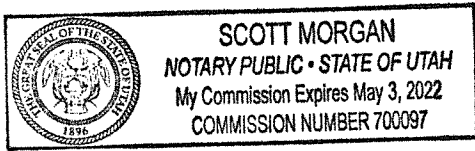


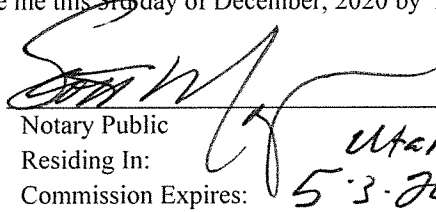
By Robin S. Hironaka  
Its Trustee

STATE OF: UTAH

COUNTY OF: Utah

The foregoing instrument was acknowledged before me this 3rd day of December, 2020 by Henry H. Hironaka and Robin S. Hironaka



  
Notary Public  
Residing In: Utah  
Commission Expires: 5-3-2022