UTAH GENERAL WARRANTY DEED

This Deed, made the _____ day of _____, 20_____ between _____ (Grantor), with address at _____, party of the first part, and _____ (Grantee), with address at _____, party of the second part:

The Grantor, for the sum of _____$, hereby conveys and warrants to the Grantee the following described real estate located in the County of _____, Utah:

_____

_____,

(Description of Property and Recital of Title)

together with the appurtenances and all the estate and rights of the Grantor in and to said real estate.

The Grantor hereby warrants to the Grantee the following:

1. The Grantor lawfully owns fee simple title to and has the right to immediate possession of the real estate;

2. The Grantor has good right to convey the real estate to the Grantee;

3. The Grantee shall enjoy quiet possession of the real estate;

4. The real estate is free from all encumbrances; and

5. The Grantor warrants the title to said real estate.

To have and to hold the real estate herein granted unto the Grantee, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature;

In witness whereof, the Grantor has hereunto set its hand and seal the day and year first above written.

_____	_____
Grantor's Signature	Grantee's Signature
_____	_____
Grantor's Name	Grantee's Name

In the presence of:

_____	_____
Witness's Signature	Witness's Signature
_____	_____
Witness's Name	Witness's Name
_____	_____
Witness's Address	Witness's Address

Acknowledgement Of Notary Public

State of Utah}

} ss

City / County of _____}

On this day personally appeared before me _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are described in and who executed the foregoing instrument, and acknowledged that s/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and Notarial Seal, the _____th day of _____, 20____.

_____

NOTARY PUBLIC

NOTARY PUBLIC in and for the State of Utah

My commission expires _____