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6/3/2021 3:49:00 PM \$40.00
Book - 11185 Pg - 2052-2053
RASHELLE HOBBS
Recorder, Salt Lake County, UT
YORK HOWELL & GUYMON
BY: eCASH, DEPUTY - EF 2 P.

AFTER RECORDING, RETURN TO:

Paxton R. Guymon
York Howell & Guymon
10610 South Jordan Gateway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 527-1040

Grantee Address:

1270 East Jeanne Avenue
Salt Lake City, Utah 84121

Warranty Deed

(Salt Lake County Parcel # 15-13-207-013-0000)

Ann Kristine Granato, Successor Trustee of the Samuel Frank Granato Family Trust, under provisions of a trust agreement dated June 24, 1997, Amended April 28, 2003, GRANTOR, hereby CONVEYS AND WARRANTS to Frank Granato, GRANTEE, of 1270 East Jeanne Avenue, Salt Lake City, Utah 84121, for the sum of Ten Dollars and other good and valuable consideration, all of said GRANTOR's right, title, and interest in and to the following described improved real property located in Salt Lake County, State of Utah:

Parcel 1:

Lot 1, LOWE'S SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Parcel 1A:

Together with the beneficial rights pursuant to that certain Parking and Easements Agreement recorded March 28, 2005 as Entry No. 9333786 in Book 9110 at Page 7206 and First Amendment to Parking and Access Easement Agreement recorded November 27, 2006 as Entry No. 9919882 in Book 9385 at Page 6155 also recorded August 17, 2007 as Entry No. 10196321 in Book 9504 at Page 8080 of the official records.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Licns, and Reservations now of Record.

WITNESS the hand of said Grantor as of the 3 day of June, 2021.

**Samuel Frank Granato Family Trust, under provisions
of a trust agreement dated June 24, 1997 Amended April 28, 2003**

Ann Kristine Granato, as successor trustee for
By: Ann Kristine Granato, Successor Trustee
the Samuel Frank Granato Family Trust

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 3 day of June, 2021, personally appeared before me **Ann Kristine Granato, Successor Trustee of the Samuel Frank Granato Family Trust, under provisions of a trust agreement dated June 24, 1997 Amended April 28, 2003**, the signer of the within instrument, who duly acknowledged to me that she executed the same.

SEAL:

Ashley K Tedesco

Notary Public

