13858583 B: 11288 P: 8637 Total Pages: 2 12/29/2021 03:02 PM By: ndarmiento Fees: \$40.00

WD-WARRANTY DEED

Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: TYLER D. HAWKES, ATTORNEY AT LAW 380 N. 200 W., STE. 209BOUNTIFUL, UT 84010

Recording requested by:

Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To: Troy Andrus 10476 S Split Rock Dr, South Jordan, UT 84009

File Number:

File No.: TH21-897

TH21-897

Parcel ID:

28-33-329-009

## Warranty Deed

Cathleen M. Maxwell, Trustee of The Cathleen M. Maxwell and Allen A. Maxwell Joint Living Trust dated April 13, 2013

Grantor

of Draper, Utah herby CONVEYS and WARRANTS to

TANDRUS HOLDINGS, LLC, a Utah limited liability company

Grantee

of Draper, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Salt Lake County, State of Utah, to-wit:

Lot 9, HOGGAN LANE SUBDIVISION according to the official plat thereof, recorded in the office of the Salt Lake County Recorder.

Tax Serial No: 28-33-329-009

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 29th of December, 2021

WARRANTY DEED

Page 1 of 2

The Cathleen M. Maxwell and Allen A. Maxwell Joint Living Trust dated April 13, 2013

By: Cathleen h haxwell, Trustee

STATE OF UTAH COUNTY OF DAVIS

On this 29th day of December, 2021, before me Alec Cannon, a notary public, personally appeared Cathleen M. Maxwell, Trustee of The Cathleen M. Maxwell and Allen A. Maxwell Joint Living Trust dated April 13, 2013, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Notary Public

Alec Cannon
Notary Public, State of Utah
Commission # 713318
My Commission Expires
August 9, 2024

WARRANTY DEED