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Rhonda Francis Summit County Recorder

01/05/2023 10:09:27 AM Fee \$40.00

By FIRST AMERICAN - PARK CITY

Electronically Recorded

Recording Requested by:
First American Title Insurance Company
1755 Prospector Avenue, Suite 200
Park City, UT 84060
(435)655-6800

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
The Martin Family Trust
481 Thorn View Court
Kamas, UT 84036

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

WARRANTY DEED

Escrow No. **041-6187058 (KP)**

A.P.N.: **THORNC-10-6**

Tri Star 2005, LLC, a Utah limited liability Company, Grantor, of **Kamas, Summit County, State of UT**, hereby CONVEY AND WARRANT to

Russell W. Martin, Acting Trustee, or the successors in interest, under The Martin Family Trust dated as of August 6, 2019, and any amendments thereto, Grantee, of **Kamas, Summit County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Summit County, State of Utah**:

LOT 6, THORN CREEK PHASE 10, AMENDING SUPER LOT 3 SOUTH MEADOW, HIGH STAR RANCH MASTER PLAT AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this **December 29, 2022**.

Tri Star 2005 LLC, a Utah limited liability company

By: Tom Grimmert
Name: Tom Grimmert
Title: Authorized Signor

STATE OF UTAH)
County of SUMMIT)
ss.)

On December 29, 2022, before me, the undersigned Notary Public, personally appeared **Tom Grimmett, as Authorized Signor of Tri Star 2005, LLC, a Utah limited liability Company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11-16-2025

Notary Public

