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10/11/2018 2:43:00 PM \$12.00
Book - 10720 Pg - 7801-7802
ADAM GARDINER
Recorder, Salt Lake County, UT
SURETY TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:

Philip Matthew Cox
1637 West Beamon Street
West Jordan, UT 84084
Tax ID No.: 21-27-201-105

WARRANTY DEED

Jones F Dias and Barbara Braga de Oliveira, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Philip Matthew Cox, an unmarried man, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

All of Lot 40, contained within Somerset Villas Phase 1, P.U.D., as said Lot is identified in the Plat of said Development, recorded in Salt Lake County, Utah, as Entry No. 11757025, in Book 10191, at Page 4624, and in the Declaration of Covenants, Conditions and Restrictions, recorded in Salt Lake County, Utah, on February 18, 2014, as Entry No. 11805848, in Book 10211 at Page 8130 and any and all amendments thereto.

also known by street and number as: 1637 West Beamon Street, West Jordan, UT 84084

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

