

**When Recorded, Return To:**

Thomas Christensen, Jr.  
Hale & Wood, PLLC  
4766 South Holladay Blvd.  
Holladay, Utah 84117

**Mail Tax Notices To:**

Andrea M. Coomans as Trustee of the  
"Andrea M. Coomans Family Trust"  
3356 S. Colemere Way  
Millcreek, UT 84109

12987278

05/13/2019 12:30 PM \$10.00

Book - 10780 Pg - 393

RASHELLE HOBBS

RECORDER, SALT LAKE COUNTY, UTAH

HALE WOOD PLLC

PO BOX 17406

HOLLADAY UT 84117

BY: BRH, DEPUTY - MA 1 P.

Parcel No. 16-26-352-009-0000

## LIMITED WARRANTY DEED

ANDREA M. COOMANS, ("Grantor") of Salt Lake County, Utah, hereby CONVEYS AND WARRANTS, to the extent provided below but not otherwise, to Andrea M. Coomans and to her successors, as Trustee of the " ANDREA M. COOMANS FAMILY TRUST," u/d/t May 9, 2019, ("Grantee"), having a mailing address of 3356 S. Colemere Way, Millcreek, Utah 84109, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, all of her interest in the following describe real property situated in Salt Lake County, State of Utah:

**Lot 10, ELIZABETH HEIGHTS SUBDIVISION, according to the official plat thereof, on file and of record in the Salt Lake County Recorder's office**

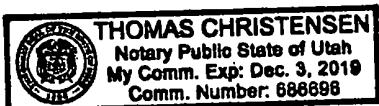
The Grantor warrants only against encumbrances and defects in title existing at the time Grantor and Grantor's spouse took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor and Grantor's spouse, said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantor this 9 day of May, 2019.

Andrea M. Coomans  
Andrea M. Coomans

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

The foregoing instrument was acknowledged before me this 9th day of May, 2019, by ANDREA M. COOMANS, the signer of the within instrument, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that she executed the same.



Thomas Christensen  
NOTARY PUBLIC