WHEN RECORDED MAIL TO: GRANTEE 37 E ANN ARBOR DRIVE DRAPER, UT 84020

CTE NO. 201211

WARRANTY DEED

13113379 10/31/2019 2:04:00 PM \$40.00 Book - 10854 Pg - 380-381 RASHELLE HOBBS Recorder, Salt Lake County, UT CAPSTONE TITLE & ESCROW BY: eCASH, DEPUTY - EF 2 P.

Suzanne Hardy-Smith, Individually

Grantor, of DRAPER, SALT LAKE County, State of UTAH, hereby CONVEYS and WARRANTS to

Suzanne Lorraine Hardy-Smith

Grantee, of DRAPER, SALT LAKE County, State of UTAH, 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

See Attached Exhibit "A"

Parcel No. 34-18-104-015

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and equity and general property taxes for the year 2019 and thereafter.

WITNESS the hand of said grantor, this 25th day of October, 2019

SUZANNE HARDY-SMITH

STATE OF UTAH):s

COUNTY OF SALT LAKE)

On the 25th day of October, 2019, personally appeared before me Suzanne Lorraine Hardy-Smith the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public - State of Utah Victoria Lynn Nelson Comm. #704292 My Commission Expires January 28, 2023

Notary Public

CAPSTONE TITLE & ESCROW INC. ORDER NUMBER: 201211

EXHIBIT "A" LEGAL

Lot 14, DEARBOURNE HEIGHTS P.U.D. PHASE 1, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

TAX ID NO.: 34-18-104-015