

**WHEN RECORDED RETURN TO:**  
JENNIFER MESSER and ANTHONY FAIRHURST  
641 East Downington Avenue  
Salt Lake City, UT 84105  
Tax ID No.: 16-18-432-015

13204238  
2/27/2020 1:33:00 PM \$40.00  
Book - 10902 Pg - 3290-3291  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
SUTHERLAND TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## **WARRANTY DEED**

JANIE RIDD AKA JANIE L. RIDD, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to  
**JENNIE MESSER AND ANTHONY FAIRHURST, AS JOINT TENANTS**

**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:

Lot 21 and the East 1/2 of Lot 22, in Block 2, EAST SIDE ADDITION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah. TOGETHER WITH 1/2 of the vacated alley abutting on the North.

Tax Parcel No.: 16-18-432-015

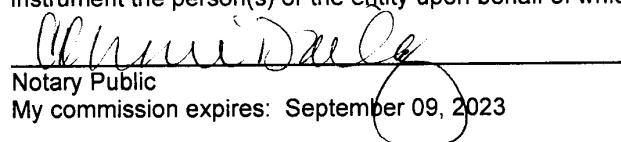
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 25th day of February, 2020.

*Janie Ridd by Suzan L. Ridd*  
\_\_\_\_\_  
Janie Ridd aka Janie L. Ridd by  
Suzan L. Ridd, her attorney in fact

State of Utah  
County of Salt Lake

On this 25th day of February, 2020, personally appeared before me, the undersigned Notary Public, personally appeared SUZAN L. RIDD AS POWER OF ATTORNEY FOR JANIE RIDD AKA JANIE L. RIDD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

My commission expires: September 09, 2023

