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7/13/2020 3:31:00 PM \$40.00
Book - 10978 Pg - 3604-3605
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
10808 S River Front Pkwy, Ste 175
South Jordan, UT 84095
(801)576-8400

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Seth David Kuhns and Kristian B. Kuhns
4011 South 300 East
Millcreek, UT 84107

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **390-6055478 (JB)**
A.P.N.: **16-31-378-012-0000**

Melanie Smithson as Trustee of The Ann E. Ashley Living Trust, dated June 8, 2018, Grantor, of West Jordan, Salt Lake County, State of UT, hereby CONVEY AND WARRANT to

Seth David Kuhns and Kristian B. Kuhns, as joint tenants, Grantee, of Millcreek, Salt Lake County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

LOT 1, COLLEEN RAE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this

7/10/2020

Melanie Smithson as Trustee of The Ann E.
Ashley Living Trust

Melanie Smithson, Trustee
Melanie Smithson, Trustee

STATE OF Utah)
County of Salt Lake)ss.

On 7/10/2020, before me, the undersigned Notary Public, personally appeared **Melanie Smithson as Trustee of The Ann E. Ashley Living Trust, dated June 8, 2018**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires:

6/6/22

Jennifer Beavers
Notary Public

