

10950

WHEN RECORDED MAIL TO:
Alexandra Baty
Jonathon Baty
668 EAST COBBLESTONE LANE
MIDVALE, UT 84047

13439069
10/26/2020 3:49:00 PM \$40.00
Book - 11046 Pg - 8513-8515
RASHELLE HOBBS
Recorder, Salt Lake County, UT
ARTISAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

WARRANTY DEED

MEGAN BROWN AND TAYLOR BROWN, Husband and Wife as joint tenants

Grantor,

of MIDVALE, County of SALT LAKE, State of Utah
hereby CONVEY and WARRANTY to

Alexandra Baty and Jonathan William Baty, wife and husband as joint tenants

Grantee,

of MIDVALE, County of SALT LAKE, 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 UT, to-wit

Lot 4, contained within the Hidden Village Planned Unit Development, as the same is identified in the plat recorded in Salt Lake County, Utah, as Entry No. 3531232, in Book 81-2 of Plats, at Page 23, and in the Declaration of Covenants, Conditions and Restrictions of the Hidden Village Planned Unit Development, recorded in Salt Lake County, Utah, as Entry No. 3533163, in Book 5212, a Page 476, and any amendments thereto.

Together with (a) a right and easement of use and enjoyment in and to the common areas described and as provided for in said plat and said Declaration, and in any amendments thereto; and (b) an exclusive right and easement of use and enjoyment in and to the limited common areas associated with the aforesaid lot described and as provided for in said plat and Declaration, and in any amendments thereto.

22-19-480-067


Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

22-19-480-067

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 15 day of October, 2020


Megan Brown


Taylor Brown

STATE OF _____)
COUNTY OF _____) :ss

On the _____ day of October, 2020, personally appeared before me Megan Brown and Taylor Brown, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

* Loose Notary Attached 10/15/2020

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

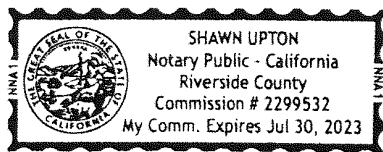
State of California

County of Riverside

On 10/15/2020 before me, SHAWN UPTON NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared Megan Brown and Taylor Brown
Name(s) of Signer(s)

who 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 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 10/15/2020 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____