

*When recorded mail to (Tax Mailing Address):*

Allison M. Gardner, Trustee  
5972 S Ragsdale Drive  
Murray, UT 84121  
MTC File No. 294374

13448496  
11/2/2020 3:33:00 PM \$40.00  
Book - 11052 Pg - 8523-8524  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## WARRANTY DEED

Allison Miller Gardner and Timothy Michael Gardner, wife and husband,  
GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S)  
to

Allison M. Gardner, and her successors, as trustee of The Allison M. Gardner Revocable Trust under agreement dated April 28, 2020, and all amendments thereto, as to an undivided 50% interest as tenant in common, and to Timothy M. Gardner, and his successors, as trustee of The Timothy M. Gardner Revocable Trust under agreement dated April 28, 2020, and all amendments thereto, as to an undivided 50% interest as a tenant in common.

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah,  
described as:

Lot No.4, contained within DISCOVERY COVE PUD, an Amendment of Discovery Cove Subdivision, as the same is identified in the Record of Plat Map recorded in Salt Lake County, Utah, as Entry No. 9974982 in Book 2007P of Plats at Page 23 (as said Record of Plat Map may have heretofore been amended or supplemented) and in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Discovery Cove PUD, recorded in Salt Lake County, Utah, as Entry No.10907046 in Book 9807 at Page 6693 of Official Records (as said Declaration may have heretofore been amended or supplemented).

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 easements 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 Parcel No. 22-17-332-068

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, Grantor(s) has/have executed this instrument this 27 day of  
October, 2020.

Allison Miller Gardner

Timothy Michael Gardner

STATE OF UTAH

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The foregoing instrument was acknowledged before me this 27 day of October, 2020 by Allison Miller Gardner and Timothy Michael Gardner.

~~Notary Public~~

