

Recording requested by:  
Lendmark Closing Services of Utah, LLC  
10808 River Front Pkwy  
Suite 300  
South Jordan, UT 84095

13452266  
11/5/2020 11:45:00 AM \$40.00  
Book - 11054 Pg - 9365-9366  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
LENDMARK CLOSING SERVICES UTAH  
BY: eCASH, DEPUTY - EF 2 P.

and when recorded, please return this  
deed and tax statements to:

Darlene F. Duffin  
940 East Avila Court  
Sandy, Utah, 84094

Above reserved for official use only

## **WARRANTY DEED**

A.P.N.: 28-17-380-026

Ray Duffin and Darlene F. Duffin, as trustees of the Ray Duffin and Darlene F. Duffin Trust, U/A/D 5/01/2012 ("Grantor") of Sandy, Salt Lake County, Utah, hereby CONVEYS AND WARRANTS to: Darlene F. Duffin, a single person, ("Grantee"), of Sandy, Salt Lake County, Utah, 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 909, SILVER SAGE NO. 10, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, UTAH.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Signed this 9 day of 10, 2020.

Ray Duffin and Darlene F. Duffin Trust, U/A/  
D 5/01/2012

Darlene Duffin  
Darlene Duffin, Surviving Trustee

STATE OF UTAH )  
County of Salt Lake ) ss

On October 9, 2020, before me, the undersigned Notary Public, personally appeared Darlene Duffin, Surviving Trustee of the Ray Duffin and Darlene F. Duffin Trust, U/A/D 5/01/2012, 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.

Melanie Monge  
Signature of Notary Public

My commission expires on 4/21, 2023.

Melanie Monge  
Printed Name of Notary

