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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Mail Recorded Deed and Tax Notice To:
Deborah Mattingly and Shane Mattingly
2420 E. Royal Pine Cove
Sandy, UT 84093



File No.: 101515-CAY

WARRANTY DEED

Debbie K. Childrey and Deborah Mattingly and Shane Mattingly, joint tenants

GRANTOR(S) of Cottonwood Heights, State of Utah, hereby Conveys and Warrants to

Deborah Mattingly and Shane Mattingly, husband and wife as joint tenants as to an undivided 60% interest, and Debbie K. Childrey, Trustee of the John and Debra Childrey Family Trust dated the 27th of February, 2004, and as amended on the 14th of October, 2020, as to an undivided 40% interest

GRANTEE(S) of Sandy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

Lot 1, ROYAL OAK ESTATES, a Planned Unit Development, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH an easement of use and enjoyment in and to the Common Area and Facilities, including but not limited to roadways and access ways appurtenant to said lot, as provided for in the Declaration of Royal Oak Estates, a Planned Unit Development.

TAX ID NO.: 22-34-254-020 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Signature Pages to Follow

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.


Signed this 19 day of January, 2021


Debbie K. Childrey


STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 19 day of January, 2021 by Debbie K. Childrey.


Notary Public




Deborah Mattingly

STATE OF UTAH

COUNTY OF SALT LAKE


The foregoing instrument was acknowledged before me this 19 day of January, 2021 by Deborah Mattingly.



Notary Public



Signed this 15th day of January, 2021



Shane Mattingly

STATE OF Washington

COUNTY OF Snohomish

The foregoing instrument was acknowledged before me this 15th day of January, 2021 by Shane Mattingly.



Notary Public

