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02/19/2021 10:03 AM \$40.00
Book - 11121 Pg - 2994-2995
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
JANET GRANT
1960 E ALLA PANNA WAY
SANDY UT 84093
BY: MGA, DEPUTY - WI 2 P.

Utah Code

Effective 5/14/2019

75-6-416 Form of transfer on death deed.

The following form may be used to create a transfer on death deed. The other sections of this part govern the effect of this or any other instrument used to create a transfer on death deed:
(front of form)

REVOCABLE TRANSFER ON DEATH DEED FORM

NOTICE TO OWNER

You should carefully read all information on the other side of this form. You May Want to Consult a Lawyer Before Using This Form.

This form must be recorded before your death, or it will not be effective. The beneficiary must be a named person.

IDENTIFYING INFORMATION

Owner or Owners Making This Deed:

JANET GRANT
Printed name

1960 E ALLA PANNA WAY, SANDY, UT 84093
Mailing address

Printed name

Mailing address

Legal description of the

property:

1545 W. ALSACE WAY, WEST VALLEY, UT (see attached legal desc.)

PRIMARY BENEFICIARY

I designate the following beneficiary if the beneficiary survives me:

KALEEN HAINES
Printed name

2251 CINNABAR LOOP, ANCHORAGE AK 99507
Mailing address, if available

ALTERNATE BENEFICIARY. Optional

If my primary beneficiary does not survive me, I designate the following alternate beneficiary if that beneficiary survives me:

MELISSA ALZUBARI
Printed name

215 IVANOE ST, DENVER CO 80220
Mailing address, if available

TRANSFER ON DEATH

At my death, I transfer my interest in the described property to the beneficiaries as designated above.

Before my death, I have the right to revoke this deed.

SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

Janet Grant
Signature

[(SEAL)]
Date

Signature

[(SEAL)]
Date

State of Utah County of Salt Lake

ACKNOWLEDGMENT

(insert acknowledgment for deed here)

(back of form)

Subscribed and sworn before me on 2/18/2021
(Date)

Cristian Garcia
(Notary Signature)

COMMON QUESTIONS ABOUT THE USE OF THIS FORM

Q. What does the Transfer on Death (TOD) deed do?

A. When you die, this deed transfers the described property, subject to any liens or mortgages (or other encumbrances) on the property at your death. Probate is not required. The TOD deed has no effect until you die. You can revoke it at any time. You are also free to transfer the property to someone else during your lifetime. If you do not own any interest in the property when you die, this deed will have no effect.

Q. How do I make a TOD deed?

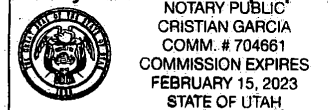


Exhibit A

File No.: 1832291KC

Policy No.: EHP12330928



Unit 3, in Building T, contained within the VIVANTE PHASE 14 AN EXPANDABLE UTAH CONDOMINIUM PROJECT, a Utah Condominium Project as identified in the Record of Survey Map recorded November 18, 2002, as Entry No. 8424367, in Book 2002P, at Page 334 of Plats, and as further defined and described in the Declaration of Condominium of the VIVANTE PHASE 14 AN EXPANDABLE UTAH CONDOMINIUM PROJECT, recorded October 15, 2001, as Entry No. 8029557, in Book 8511, at Page 2575, in the office of the Recorder of Salt Lake County, Utah, and in any supplements/amendments thereto.

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Situate in Salt Lake County, State of Utah.