

MAIL TAX NOTICES TO GRANTEE AT:
265 E. 9TH AVE. SLC, UT, 84103



13693909
6/17/2021 2:37:00 PM \$40.00
Book - 11192 Pg - 4969-4970
RASHELLE HOBBS
Recorder, Salt Lake County, UT
GT TITLE SERVICES SLC
BY: eCASH, DEPUTY - EF 2 P.

Property Reference Information:
Tax Parcel No(s): **21-04-479-012**
Property Address(es) (if any):
4597 SOUTH BALHAM ROAD, TAYLORSVILLE, UT 84129

WARRANTY DEED

KELLY OVIATT ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

MICHAEL L PANEK, MARRIED MAN("Grantee"),

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

ALL OF LOT 2, SPRING VALLEY SUBDIVISION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2021** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL43657C**

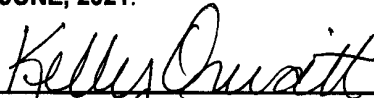
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-Signature Page to Warranty Deed-

Witness the hand of Grantor this 16 day of JUNE, 2021.


KELLY OVIATT

STATE OF UTAH

COUNTY OF Salt Lake ss.

On this 16 day of June, 2021, personally appeared before me KELLY OVIATT, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.


NOTARY PUBLIC

