

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**

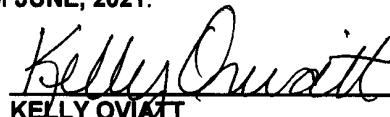
Tax Parcel No(s).: **21-04-479-012**

Property Address(es) (if any):

**4597 SOUTH BALHAM ROAD, TAYLORSVILLE, UT 84129**

**-Signature Page to Warranty Deed-**

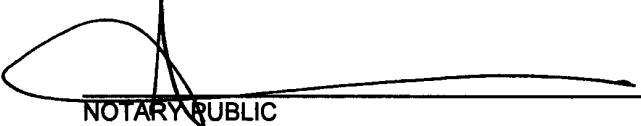
Witness the hand of Grantor this 16 day of JUNE, 2021.

  
**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**

