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11/24/2021 11:30:00 AM \$40.00  
Book - 11273 Pg - 7127  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
REI TITLE LLC  
BY: eCASH, DEPUTY - EF 1 P.

WHEN RECORDED MAIL TO:  
2509 E YERMO AVE , SALT LAKE CITY, UT 84109

REI TITLE, LLC  
File No.: 1494WD  
Tax ID: 16-22-229-003  
Property Address: 2509 E YERMO AVE , SALT LAKE CITY, UT 84109

## WARRANTY DEED

PHILLIP GARCIA , **Grantor**, hereby CONVEYS and WARRANTS to

JOHN HANNON and ASHTYN HANNON, HUSBAND AND WIFE AS JOINT TENANTS, **Grantee**,  
P.

for the sum of Ten Dollars(\$10.00) and other good and valuable considerations the following  
described tract of land in SALT LAKE County, State of Utah, to wit:

LOT 31, BLOCK C, COUNTRY CLUB HEIGHTS PLAT "A", ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and rights  
of way if record.

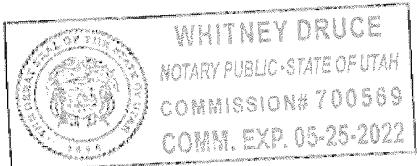
WITNESS the hand of said grantor, this 23nd day of November, 2021



PHILLIP GARCIA

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On the 23nd day of November, 2021 , personally appeared before me PHILLIP GARCIA, the signer(s) of the within  
instrument, who dully acknowledged to me that HE executed the same.



Whitney Druce  
Notary Public