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12/9/2021 8:17:00 AM \$40.00
Book - 11280 Pg - 89-91
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LSI TITLE CO
BY: eCASH, DEPUTY - EF 3 P.

Commitment Number: 29591182
Seller's Loan Number: 0430113993

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08-25-452-020-0000

GENERAL WARRANTY DEED

Avery Holton and Kathryn L. Holton, A/K/A Katheryn L. Holton, husband and wife, whose mailing address is **316 W 700 N, Salt Lake City, UT 84103**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Avery Holton and Kathryn L. Holton**, husband and wife, hereinafter grantees, whose tax mailing address is **316 W 700 N, Salt Lake City, UT 84103**, the following real property:

PARCEL 1: LOT 4, WEST CAPITOL HILL TOWNHOMES, P.U.D. SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH. PARCEL 1A: 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 WEST CAPITOL HILL TOWNHOMES, P.U.D. SUBDIVISION.

Property Address is: 316 W 700 N, Salt Lake City, UT 84103

Prior instrument reference: _____

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

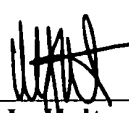
The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 30 NOV, 2021 :




Avery Holton



Kathryn L. Holton, A/K/A
Katheryn L. Holton

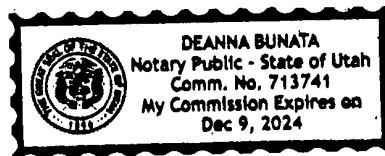
STATE OF UTAH
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on 30 NOV, 2021 by **Avery Holton and Kathryn L. Holton, A/K/A Katheryn L. Holton** who are personally known to me or have produced drivers License identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307,
Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.



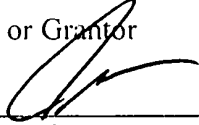
TAX WAIVER

COMMITMENT NUMBER: Commitment Number: 29591182


In connection with the refinance of the real property located at 316 W 700 N, Salt Lake City, UT 84103 real property taxes and assessments have been prorated based upon currently available information from the public records. In addition, the refinance related to the above described property may incur Federal or State or local taxes, including but not limited to, income taxes. Seller and Buyer agree to hold ServiceLink and or its title insurer harmless and to waive any right of action against ServiceLink and or its insurer from any amount of such taxes and assessment.

Seller and Buyer agree to hold ServiceLink and or its title insurer harmless and to waive any right of action against ServiceLink and or its insurer relating to Federal or State or local taxes.

Seller or Grantor




Avery Holton



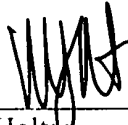
Kathryn L. Holton

Date: 11/30/21

Buyer or Grantee



Avery Holton



Kathryn L. Holton

Date: 11/30/21