

MAIL TAX NOTICES TO GRANTEE AT:
10122 South Redwood Road, Suite 200, South Jordan, UT 84095



13932892 B: 11328 P: 7549 Total Pages: 2
04/14/2022 01:04 PM By: zjorgensen Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043

Property Reference Information:

Tax Parcel No(s): 28-16-128-005
Property Address(es) (if any):
1609 EAST SEGO LILY DRIVE, SANDY, UT 84092

WARRANTY DEED

Hans Peter Baumgart and Jodi Baumgart ("Grantors"),

in exchange for good and valuable consideration, hereby convey and warrant to

Utah Sell Now, LLC, a Utah limited liability company ("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"):

LOT 91, WHITE CITY NO. 46, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

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 **2022** and thereafter.

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

ALSO SUBJECT TO THE FOLLOWING

Deed of Trust

Recorder's Entry No.: 13649188
Date Recorded: April 30, 2021
Dollar Amount: \$336,000.00
Borrower/Debtor: Hans Peter Baumgart and Jodi Baumgart
Creditor/Beneficiary: NBH Bank

Information for reference purposes:

GT Title File No.: SL49198S


Tax Parcel No(s): 28-16-128-005

Property Address(es) (if any):


1609 EAST SEGO LILY DRIVE, SANDY, UT 84092

-Signature Page to Warranty Deed-

Witness the hand of Grantors this 14 day of **APRIL, 2022**.



Hans Peter Baumgart



Jodi Baumgart

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 14 day of **April, 2022**, personally appeared before me **Hans Peter Baumgart** and **Jodi Baumgart**, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC

