

MAIL TAX NOTICES TO GRANTEE AT:
5267 West Sun Bloom Circle, Herriman Utah 84096

13966220 B: 11346 P: 4340 Total Pages: 2
06/07/2022 04:07 PM By: asteffensen Fees: \$40.00
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): **32-12-177-010**
Property Address(es) (if any):
5428 WEST SIERRA ROSE DRIVE, HERRIMAN, UT 84096

WARRANTY DEED

Timothy J. Watson and Pamela Ann Watson as Trustees of The Timothy and Pamela Watson Living Trust U/A/D September 26, 2018 ("Grantors"),

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

HRM Real Estate, 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 N-34, ROSECREST PLAT N, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

With all the covenants and warranties of title from Grantors 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.]

Information for reference purposes:

GT Title File No.: **SL49256S**

Tax Parcel No(s): **32-12-177-010**

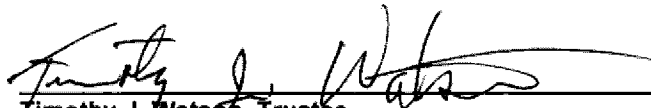
Property Address(es) (if any):

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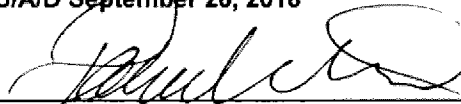
-Signature Page to Warranty Deed-

EACH OF THE UNDERSIGNED PERSONS WHO SIGN THIS DEED HEREBY CERTIFY THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantors this 2 day of JUNE, 2022.



Timothy J. Watson, Trustee
The Timothy and Pamela Watson Living Trust
U/A/D September 26, 2018



Pamela Ann Watson, Trustee
The Timothy and Pamela Watson Living Trust
U/A/D September 26, 2018

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On this 2 day of June, 2022, personally appeared before me **Timothy J. Watson** and **Pamela Ann Watson**, the named signers of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and they duly acknowledged that they are the Trustees of **The Timothy and Pamela Watson Living Trust U/A/D September 26, 2018** and that they executed this instrument in behalf of said Trust as Trustees by authority of the terms thereof. Witness my hand and official seal.


NOTARY PUBLIC

