

MAIL TAX NOTICES TO GRANTEE(S) AT:  
4005 SOUTH 3600 WEST  
WEST VALLEY CITY, UT 84119

13982287 B: 11355 P: 280 Total Pages: 2  
07/08/2022 01:17 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): **15-33-301-024**  
Property Address(es) (if any):  
**3814 SOUTH 3000 WEST, WEST VALLEY CITY, UT 84119**

## WARRANTY DEED

**Advance2Success, LLC**, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

**HEIDI ROBERTS** ("Grantee(s)")

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 3, BANGERTER SUBDIVISION NO. 2, 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(s) 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.: **SL50675S**

Tax Parcel No(s): **15-33-301-024**

Property Address(es) (if any):

**3814 SOUTH 3000 WEST, WEST VALLEY CITY, UT 84119**

**-Signature Page to Warranty Deed-**

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 8 day of JULY, 2022.

**Advanced2Success, LLC**

By: *Melanie Copelan*  
**Melanie Copelan**  
Its: **Authorized Agent**

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 8 day of July, 2022, personally appeared before me **Melanie Copelan**, who stated that he/she is the **Authorized Agent of Advanced2Success, LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

*Verla Ann Taylor*  
NOTARY PUBLIC

