

Recording Requested by:  
First American Title Insurance Company  
315 South 500 East, Suite 101  
American Fork, UT 84003  
(801)763-8676

14000039 B: 11364 P: 2136 Total Pages: 2  
08/12/2022 04:06 PM By: dhummel Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - AMERICAN FORK  
315 S 500 E STE 101AMERICAN FORK, UT 840033840

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Kamala Ganesh  
1333 West Leadville Avenue  
Salt Lake City, UT 84116

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. **321-6232955 (TF)**  
A.P.N.: **08-26-355-001-0000**

**Cynthia Bean who acquired title as Cynthia Ferguson**, Grantor, of **Centerville,, Davis** County,  
State of **UT**, hereby CONVEY AND WARRANT to

**Andrew Kyle Nielson and Kamala Ganesh as joint tenants**, Grantee, of **Salt Lake City, Salt** Lake  
County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations  
the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

**THE WEST 67.5 FEET OF THE LOTS 14, 15, 16 AND 17, BLOCK 26, OAKLEY, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY  
RECORDER OF SALT LAKE COUNTY, UTAH.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for  
the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this 8-11-2022.

  
\_\_\_\_\_  
Cynthia Bean

STATE OF Utah )  
County of Davis )ss.

On 8-11-2022, before me, the undersigned Notary Public, personally appeared **Cynthia Bean**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
My Commission Expires: 9-17-2022 Notary Public