

**COURTESY RECORDING:** This document is being recorded solely as a courtesy and an accommodation to the parties named herein.

14042792 B: 11385 P: 7943 Total Pages: 2  
11/16/2022 01:19 PM By: CSelman Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FABIAN VANCOTT  
215 SOUTH STATE #1200SALT LAKE CITY, UT 84111

**WHEN RECORDED, MAIL TAX NOTICES TO:**

Jody Noreen Johnson, Trustee of the  
Jody Noreen Johnson Revocable Living Trust  
1455 E. Kensington Avenue  
Salt Lake City, UT 84105

**TAX PARCEL ID NO. 16-16-110-023-0000**

**LIMITED WARRANTY DEED**

JODY N. JOHNSON, of Salt Lake County, UT (“**Grantor**”), hereby conveys and warrants only as against all claiming by, through or under Grantor, but not otherwise, to:

JODY NOREEN JOHNSON, Trustee or her successors in trust under the JODY NOREEN JOHNSON REVOCABLE LIVING TRUST, dated the 16 day of November, 2022, and any further amendments thereto (“**Grantee**”),

for the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable consideration, the following described real property located at approximately 1455 E. Kensington Avenue, Salt Lake City, UT 84105, in **Salt Lake County, UT**, and more particularly described as follows:

Lots 6 and 7, Block 4, EMERSON HEIGHTS ADDITION, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

TOGETHER WITH one-half of the vacated alley abutting on the North.

(the “**Property**”).

This conveyance is made subject to the easements, encumbrances, covenants, conditions, restrictions, rights, rights of way, and reservations appearing of public record in the office of the County Recorder or enforceable in law or equity and taxes owing and thereafter.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

Witness the hand of said Grantor this 19 day of November, 2022.

Jody N. Johnson  
JODY N. JOHNSON

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE    )

On the 19 day of November, 2022, before me, the undersigned, a Notary Public in and for the State of Utah, personally appeared JODY N. JOHNSON known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, who duly acknowledged to me that he/she/they executed the same for its stated purpose.

Jennifer E Decker  
Notary Public

