14048904 B: 11389 P: 408 Total Pages: 2 12/05/2022 08:24 AM By: SCalderon Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: FIRST AMERICAN TITLE INSURANCE COMPANY 1100 SUPERIOR AVENUE, SUITE200CLEVELAND, OH 44114

Recording Requested by: First American Title Insurance Company 215 South State Street, Suite 280 Salt Lake City, UT 84111 (801)578-8888

Mail Tax Notices to and AFTER RECORDING RETURN TO: Jessica Knapp-Ellis 12415 South 1255 West Riverton, UT 84065

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

WARRANTY DEED

Escrow No. **91369523LA (BM)** A.P.N.: **27-26-352-001-0000**

Nathan J. Ellis, Grantor, of **Riverton**, **Salt Lake** County, State of **Utah**, hereby CONVEY AND WARRANT to

Jessica Knapp-Ellis, Grantee, of **Riverton**, **Salt Lake** County, State of **Utah**, 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**:

LOT 19, PHEASANT RIDGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

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 **November** 29 **2022**.

Mathan J. Ellis

A.P.N.: 27-26-352-001-0000

Warranty Deed - continued

File No.: 91369523LA (BM)

STATE OF

COUNTY OF

On <u>November 29</u>, 20 27, personally appeared before me, **Nathan J. Ellis**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission expires: July 09 2025

Notary Public State of Utah

July 09, 2025 Comm. Number: 719150