

MAIL TAX NOTICES TO GRANTEE(S) AT:  
**5094 SOUTH LAMBETH STREET**  
**TAYLORSVILLE, UT 84129**



**14051063 B: 11389 P: 9767 Total Pages: 2**  
**12/08/2022 03:59 PM By: tpham 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): **21-10-329-026**

Property Address(es) (if any):

**5094 SOUTH LAMBETH STREET, TAYLORSVILLE, UT 84129**

**WARRANTY DEED**

**ALICE B. PETERSON** ("Grantor"),

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

**KENNETH ASHDOWN and LEEANNE ASHDOWN , HUSBAND AND WIFE AS JOINT TENANTS**  
("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"):

**ALL OF LOT 18, BEST VIEW NO. 6, ACCORDING TO THE OFFICIAL PLAT THEREOF  
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

With all the covenants and warranties of title from Grantor(s) 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.: **SL51656C**

Tax Parcel No(s): **21-10-329-026**

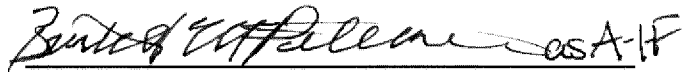
Property Address(es) (if any):

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**-Signature Page to Warranty Deed-**

THE UNDERSIGNED PERSON WHO SIGNS THIS DEED AS ATTORNEY-IN-FACT HEREBY CERTIFIES 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 VALID POWER OF ATTORNEY AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this 5 day of **DECEMBER, 2022**.

 as A.I.F.

**ALICE B. PETERSON, by  
BURTELL M. PETERSON,  
as Attorney-In-Fact**

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 5 day of **December, 2022**, personally appeared before me **BURTELL M. PETERSON** who did affirm and say that he/she is the Attorney-In-Fact for **ALICE B. PETERSON**, the named Grantor of the within instrument, and that this instrument was signed on behalf of said **ALICE B. PETERSON**, and **BURTELL M. PETERSON** duly acknowledged to me that he/she signed this instrument as Grantor's Attorney-In-Fact. Witness my hand and official seal.



NOTARY PUBLIC

