

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**

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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.

Burzell M. Peterson as AIF

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

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

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



CHRISTINA MOSER

Notary Public

State Of Utah

My Commission Expires 10-01-2024

COMMISSION NO. 714398