

13333

WHEN RECORDED MAIL TO:  
Chad Wagstaff  
7546 South 2160 East  
Cottonwood Heights, UT 84121

**14061928 B: 11395 P: 7509 Total Pages: 3**  
**01/12/2023 02:41 PM By: tpham Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ARTISAN TITLE  
6330 S 3000 E STE 670SALT LAKE CITY, UT 841213556

## WARRANTY DEED

**MARILYNN BRANATH by LYNDA MULLINS GUARDIAN AND CONSERVATOR, Case No. 223902220**  
Grantor,

of Salt Lake County, State of UT  
hereby CONVEY and WARRANTY to

**Chad Wagstaff**

Grantee,

of Salt Lake County, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration,  
the following tract of land in SALT LAKE, State of UT, to-wit

The South One-Half of Lot 9, BUTLER HILLS NO. 4, Amended, according to the Official Plat thereof on file  
and of record in the Salt Lake County Recorder's Office.

22-27-327-017

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject  
to 2023 taxes and thereafter.

22-27-327-017

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

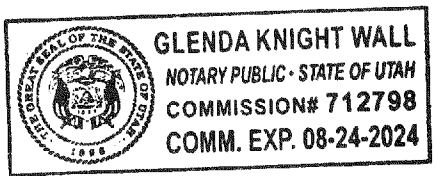
WITNESS the hand of said grantor, this 12<sup>th</sup> day of January , 2023

Marilynn Branath

Lynda Mullins  
By: Lynda Mullins, Guardian and  
Conservator

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On the 12<sup>th</sup> day of January, 2023, personally appeared before me Marilynn Branath, by Lynda Mullins, Guardian and Conservator, the signer(s) of the within instrument, who duly acknowledged to me that she executed the same.



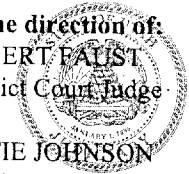
[Signature]  
Notary Public

The Order of the Court is stated below:

Dated: October 27, 2022  
02:14:04 PM

At the direction of:  
/s/ ROBERT FAUST  
District Court Judge

by  
/s/ KATIE JOHNSON  
District Court Clerk



Nathan Croxford (9588)  
VOYANT LEGAL, PLLC  
991 Shephard Lane, Suite 110  
Farmington, Utah 84025  
(801) 951-0500  
[team@voyantlegal.com](mailto:team@voyantlegal.com)

Attorney for Applicant  
Lynda Mullins

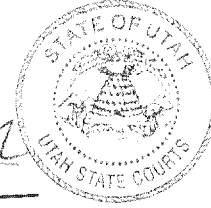
STATE OF UTAH }  
COUNTY OF DAVIS } SS.

I HEREBY CERTIFY THAT THIS IS A TRUE  
COPY OF THE ORIGINAL ON FILE IN THE  
UTAH STATE COURTS.

DATED: 10/28 2022  
DISTRICT COURT

BY

DEPUTY



IN THE THIRD DISTRICT COURT OF SALT LAKE COUNTY  
STATE OF UTAH

IN THE MATTER OF GUARDIANSHIP  
OF

M.B.,

Incapacitated Person.

ORDER FOR APPOINTMENT OF  
GUARDIAN AND CONSERVATOR

Case No. 223902220

Judge: Hon. Robert Faust

THIS MATTER, having been submitted to the Honorable Judge of the above-entitled Court, and the parties having appeared in the Guardianship hearing held on October 26, 2022, and the Court having accepted and approved the petition of the parties, and having reviewed the records and files herein and being fully advised in the premises, the Court does now order as follows:

1. The court appoints Lynda Mullins as guardian, conservator, and custodian of Marilyn Branath, with full and complete guardianship and conservatorship with all the rights and duties specified under Utah Law.
2. That Petitioner shall act without bond.
3. That Letters of Guardianship and Conservatorship shall issue to Petitioner.

**IT IS SO ORDERED.**

**\*\*\*Judge's signature will appear at the top of this page when signed\*\*\***