

14143033 B: 11439 P: 6141 Total Pages: 2  
08/21/2023 10:40 AM By: VAnguyn Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - HIGHLAND  
6975 S UNION PARK CTR STE 120 MIDVALE, UT 840476094

Recording Requested by:  
First American Title Insurance Company  
6975 S Union Park Center, Ste 120  
Cottonwood Heights, UT 84047  
(801)924-5370

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Dennis S. Mercado Cabanillas and Alexis  
Kevin Mercado Cabanillas  
5303 S Heath Ave  
Salt Lake City, UT 84118

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

## WARRANTY DEED

Escrow No. **13742-6282247 (MR)**  
A.P.N.: **20-12-479-006-0000**

**Nathan Ryan Yingling and Alexis Morgan Newell**, Grantor, of **Salt Lake City, Salt Lake** County,  
State of **UT**, hereby CONVEY AND WARRANT to

**Dennis S. Mercado Cabanillas, a single man and Alexis Kevin Mercado Cabanillas, a single man, as joint tenants with full rights of survivorship**, Grantee, of **Salt Lake City, Salt Lake** County, State of **UT**, 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 211-D, BLOCK 124, HOFFMAN HEIGHTS #21, AS AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK "T" OF PLATS AT PAGE 16.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this 8/16/23.

Nathan Ryan Yingling

Nathan Ryan Yingling

Alexis Morgan Newell  
Alexis Morgan Newell

STATE OF Utah )  
County of Salt Lake ) ss.

On 8/16/23, before me, the undersigned Notary Public, personally appeared **Alexis Morgan Newell**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

M. Rosenbaum  
Notary Public

STATE OF Colorado )  
County of Jefferson ) ss.

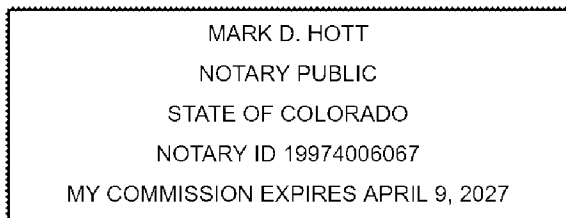


On 08/18/2023, before me, the undersigned Notary Public, personally appeared **Nathan Ryan Yingling**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 04/09/2027

Mark D. Hott  
Notary Public



Notarized online using audio-video communication