

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 120MIDVALE, 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 1/4" 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.

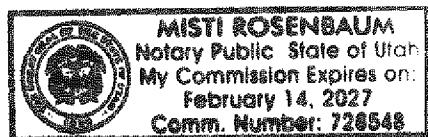
WITNESS my hand and official seal.

Misti Rosenbaum

My Commission Expires:

Notary Public

STATE OF Colorado)  
County of Jefferson)ss.



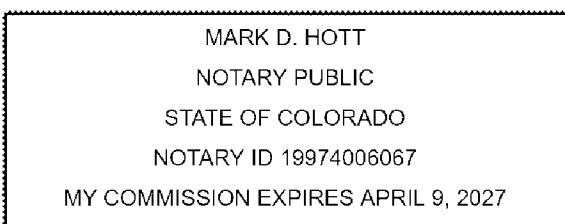
On 08/18/2023, before me, the undersigned Notary Public,  
personally appeared **Nathan Ryan Yingling**, personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they 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.

Mark D. Hott

My Commission Expires: 04/09/2027

Notary Public



Notarized online using audio-video communication