

WHEN RECORDED RETURN TO:

Mail Tax Statement to:
Blake Rounkles
12232 S Sigmon Lane
Herriman, UT 84096
File No.: 58573

Parcel No.: 27-08-278-013

WARRANTY DEED

(Individual Form)

Robert F Hixson, Trustee of the Gerald F Hixson Protection Trust Dated July 28,
~~July 28, 2017~~ 2017

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

Blake Rounkles,

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Salt Lake County, State of Utah described as follows:


See "Exhibit A" attached hereto

also known by street and number as 9732 South Iron Gate Road, South Jordan, UT 84095

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

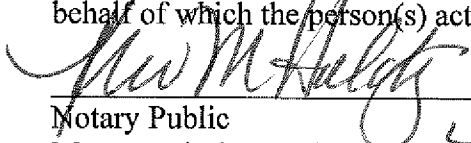
WITNESS, the hand of said grantor this 5th day of September, 2023.

Robert F Hixson, Trustee of The Gerald F Hixson
Protection Trust dated July 28, 2017


Robert F Hixson, Trustee

State of Utah
County of Salt Lake

On this 5 day of September, 2023 before me, the undersigned Notary Public, personally appeared Robert F Hixson, Trustee of the Gerald F Hixson Protection Trust dated July 28, 2017, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity (ies) and that by 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.



Notary Public
My commission expires: 4/3/27

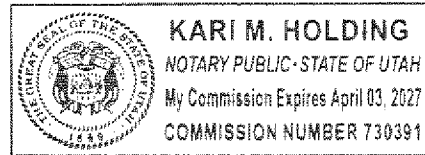


EXHIBIT "A"
LEGAL DESCRIPTION

All of Lot 135, HEARTHSTONE PHASE 1, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 27-08-278-013