14163939 B: 11450 P: 9568 Total Pages: 2 10/16/2023 03:36 PM By: BGORDON Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: FNT OREM FNTIC - 532 E 800 NORTH UT 84097 532 E 800 NORTHOREM, UT 84097

WHEN RECORDED RETURN TO AND MAIL TAX NOTICES TO:

Oscar Adrian Franco Flores and Claudia Alejandra Franco 7544 S Wood Farms Dr West Jordan, UT 84084

File No.: FTUT2303351-TJR

WARRANTY DEED

Oscar Adrian Franco Flores

Grantors.

City of West Jordan, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

Oscar Adrian Franco Flores and Claudia Alejandra Franco, Husband and Wife

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following described tract(s) of land in West Jordan, State of Utah:

For APN/Parcel ID(s): 21-30-304-008

All of Lot 318, WOOD FARMS PHASE 3 SUBDIVISION, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

The following is shown for information purposes only:

More Commonly Known as: 7544 S Wood Farms Dr. West Jordan, UT 84084

Subject to property taxes for the year 2023 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

IN WITHESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Oscar Adrian Franco Flores

WARRANTY DEED

(continued)

STATE OF UTAH

COUNTY OF SALT LAKE

On this 25¹⁵ day of Suptember, in the year 2023, before me, TeJay Rasband, a notary public, personally appeared Oscar Adrian Franco Flores, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he) executed the same.

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Witness my hand and official seal.

Signature:

TEJAY RASBAND
NOTARY PUBLIC STATE OF UTAH
COMMISSION# 709133
COMM. EXP. 11-10-2023
(Seal)

Deed (Warranty) UTD1005.doc / Updated: 05.25.22 Printed: 09.22.23 @ 01:10 PM by UT-FT-FNTV-02288.902523-FTUT2303351-TJR