

14175298 B: 11456 P: 5787 Total Pages: 2
11/15/2023 02:05 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs Recorder, Salt Lake County, Utah
Return To: FALKENRATH
2051 NORMANDYWOODS CTHOLLADAY, UT 84117



MAIL TAX NOTICE TO GRANTEE:
Madison Administration Company
1 Paragon Drive, Suite 275
Montvale, NJ 07645

WARRANTY DEED

PENSCO Trust Company FBO Annika Falkenrath IRA 80% and Annika Falkenrath 20% GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Madison Trust Company, Custodian FBO Annika Falkenrath as to an undivided 80% and Annika Falkenrath as to an undivided 20%, GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

Unit 59, contained within WILLIAMSBURG PARK CONDOMINIUMS, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah as Entry No. 3149305, in Book 78-8, at Page 218 and in the Declaration of Covenants, Conditions and Restrictions recorded in Salt Lake County Utah as Entry No. 3161008, in Book 4731, at Page 1076 (as said Map and Declaration may have heretofore been amended or supplemented).

Together with the appurtenant undivided ownership interest in and to the common areas and facilities as defined and described in said Map and Declaration.

TAX ID NUMBER FOR PROPERTY: 22-31-428-060

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

Effective as of this 2nd day of October, 2023.

PENSCO Trust Company FBO Annika Falkenrath IRA

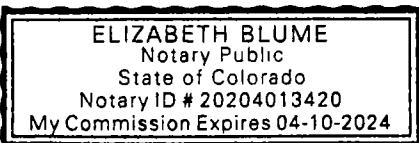
By Keith Darnell
Its Authorized Signatory

A. Falkenrath
Annika Falkenrath

STATE OF Colorado

COUNTY OF Denver

On this 2 day of October, 2023, personally before me appeared Keith Darnell who proven on the basis of satisfactory evidence is the Authorized Signer of PENSCO Trust Company Custodian FBO Annika Falkenrath IRA, and that said document was signed by him/her on behalf of said Company by authority of its articles of incorporation and/or bylaws, and acknowledged to me that said entity executed the same.

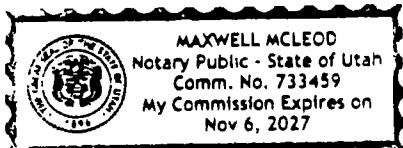


Elizabeth Blume
Notary Public

Commission Expires: 4/10/2024

STATE OF Utah
COUNTY OF Salt Lake

On this 25th day of October, 2023, personally before me Maxwell McLeod, a notary public personally appeared Annika Falkenrath who proven on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.



Maxwell McLeod
Notary Public

Commission Expires: 11/06/2027