

14198920 B: 11468 P: 7279 Total Pages: 2  
01/29/2024 04:29 PM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FNT MIDVALE FNTIC - 6925 UNION PARK CENTER STE 400  
6925 UNION PARK CENTER STE 400MIDVALE, UT 84047

**WHEN RECORDED RETURN TO AND  
MAIL TAX NOTICES TO:**

James Mellor and Nakole Mellor, Trustees of  
The Mellor Family Trust, dated the 17th day of  
April, 2012, and any amendments  
628 Vandalay Ln.  
Draper, UT 84020

File No.: FTUT2303399-LU

**WARRANTY DEED**

**RSDaw Building and Development, LLC**

Grantors,

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

**James Mellor and Nakole Mellor, Trustees of The Mellor Family Trust, dated the 17th day of April, 2012, and any amendments**

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 Draper, State of Utah:

**For APN/Parcel ID(s): 28-30-478-069**

**Lot 16, 6TH STREET COTTAGES, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder, State of Utah.**

**TOGETHER WITH: (a) The undivided ownership interest in said Project's Common Areas and Facilities which are appurtenant to said Unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).**

The following is shown for information purposes only:

More Commonly Known as: 628 Vandalay Ln, Draper, UT 84020

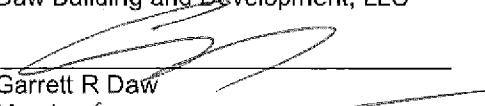
Subject to property taxes for the year 2024 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

## WARRANTY DEED

(continued)

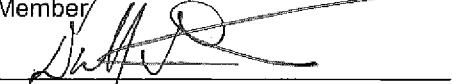
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

RSDaw Building and Development, LLC

BY: 

Garrett R. Daw

Member

BY: 

Daniel J. Granderath

Member

State of UTAH

County of SALT LAKE

On this 29 day of May, in the year 2024 personally appeared before me, Garrett R. Daw & Daniel J. Granderath, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Members of RSDaw Building and Development, LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Garrett R. Daw & Daniel J. Granderath, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: 