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WHEN RECORDED, MAIL TAX NOTICES TO:

Marianne Bess, Trustee
The Marianne Bess Living Trust
330 North Middle Oak Lane
Salt Lake City, UT 84108

PARCEL NO. 10-32-327-003-0000

LIMITED WARRANTY DEED

MARIANNE BESS, as successor Trustee of the ROBERT L. SCHMIDT LIVING TRUST, u/t/a/d October 2, 2013, as amended, of 330 North Middle Oak Lane, Salt Lake City, UT 84108 (“**Grantor**”), hereby conveys and warrants only as against all claiming by, through or under Grantor, but not otherwise, to:

MARIANNE BESS, as Trustee of the MARIANNE BESS LIVING TRUST, u/t/a/d October 2, 2013, as amended, of 330 North Middle Oak Lane, Salt Lake City, UT 84108 (“**Grantee**”),

for the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable consideration, the following described real property located at approximately 330 North Middle Oak Lane, Salt Lake City, UT 84108, in **Salt Lake County, UT**, and more particularly described as follows:

LOT 15, CONTAINED WITHIN EMIGRATION OAKS PHASE 1A, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

(the “**Property**”).

This conveyance is made subject to the easements, encumbrances, covenants, conditions, restrictions, rights, rights of way, and reservations appearing of public record in the office of the County Recorder or enforceable in law or equity and taxes owing and thereafter.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

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Witness the hand of said Grantor this 6 day of February, 2024.

Marianne Bess

MARIANNE BESS, as successor Trustee of the
ROBERT L. SCHMIDT LIVING TRUST, u/t/a/d
October 2, 2013, as amended

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 6 day of February, 2024, before me, the undersigned, a Notary Public in and for the State of Utah, personally appeared MARIANNE BESS, as successor Trustee of the ROBERT L. SCHMIDT LIVING TRUST, u/t/a/d October 2, 2013, as amended, known to me or proved on the basis of satisfactory evidence to be the persons whose names are subscribed to the foregoing instrument, who duly acknowledged to me that they executed the same for its stated purpose.

Jennifer Decker
Notary Public

