

AFTER RECORDING, RETURN TO:

Eric B. Whiting, Esq., LLM
York Howell, Attorneys at Law
10610 South Jordan Gateway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 527-1040

Mail Tax Notices To:

1952 East Ashley Ridge Road
Sandy, Utah 84092

Parcel # 28-06-427-062

Warranty Deed

AARON ANDERSON AND MADELAINE ANDERSON, husband and wife, as joint tenants, Grantors, hereby CONVEY AND WARRANT to AARON DANIEL ANDERSON AND MADELAINE ANNE MILLER ANDERSON, TRUSTEES OF THE AARON AND MADELAINE ANDERSON TRUST, dated the 15th day of February 2024, Grantee, of 1952 East Ashley Ridge Road, Sandy, Utah 84092, for the sum of Ten Dollars and other good and valuable consideration the following described improved real property located in Salt Lake County, State of Utah:

LOT 305, THE COTTAGES AT THE ROSE GARDENS PHASE 3, SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

Subject to easements, restrictions, reservations, and rights of way of record. Subject to annual property taxes for the current year and subsequent years thereafter.

WITNESS the hands of said Grantors as of the 15th day of February 2024.



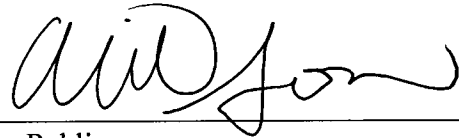
AARON ANDERSON



MADELAINE ANDERSON

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

On the 15th day of February 2024, personally appeared before me **AARON ANDERSON AND MADELAINE ANDERSON**, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public
Residing at: Salt Lake County, State of Utah

