

Recording requested by:
P1 Title

14206972 B: 11473 P: 4 Total Pages: 2
02/21/2024 03:03 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: P1 TITLE INSURANCE AGENCY, LLC
2137 E 3300 SSALT LAKE CITY, UT 841092688

After Recording Return To:
BRAD MARGETTS and HEIDI MARGETTS
2420 E ROYAL PINE COVE
SANDY, UT 84093

File Number: 23-TP-303
Parcel ID: 22-34-254-020-0000


WARRANTY DEED

Know All Men By These Presents that we, **DEBORAH MATTINGLY, and SHANE MATTINGLY, WIFE AND HUSBAND, AS JOINT TENANTS**, of SALT LAKE, for consideration paid, grant to **BRAD MARGETTS, and HEIDI MARGETTS HUSBAND AND WIFE, AS JOINT TENANTS**, of SALT LAKE, with **WARRANTY COVENANTS**:

Lot 1, ROYAL OAK ESTATES, a Planned Unit Development, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH an easement of use and enjoyment in and to the Common Area and Facilities, including but not limited to roadways and access ways appurtenant to said lot, as provided for in the Declaration of Royal Oak Estates, a Planned Unit Development.

In Witness Whereof we, the said, **DEBORAH MATTINGLY, and SHANE MATTINGLY**, hereunto set my hands and seals this 15th day of February, 2024

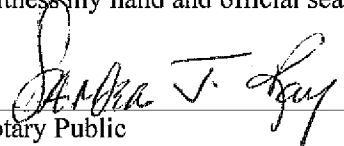

DEBORAH MATTINGLY


SHANE MATTINGLY

Arizona
STATE OF ~~UTAH~~
COUNTY OF *Maricopa*

On this ^{15th} 21st day of February, 2024, before me *Sandra J. Ray*, a notary public, personally appeared DEBORAH MATTINGLY and SHANE MATTINGLY, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public

