

When recorded mail to (Tax Mailing Address):
Grantee
13164 S Pink Blossom Dr.
Herriman, UT 84098

14214648 B: 11477 P: 1128 Total Pages: 2
03/11/2024 03:38 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

MTC File No. 337194

WARRANTY DEED

W. Mont Timmins III and Clark Brighton Timmins, as Successor Trustees of the William M and Theda L. Timmins Trust dated April 20, 1981, that mistaknly took title as the William M and Theda L. Timmins Trust, GRANTORS, for good and valuable consideration, hereby CONVEY and WARRANT to

Aki Derzon Innova Realty LLC,a Utah Limited Liability Company

GRANTEE, the following real property located in Salt Lake County, State of Utah, described as:

Lot 44, Holladay Highlands Subdivision No. 1, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Parcel No. 22-14-126-002

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

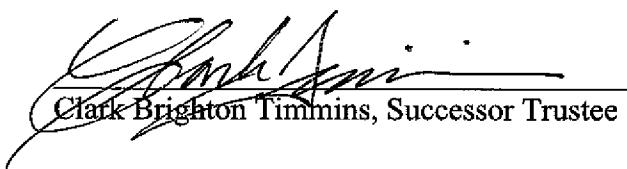
[Signatures on following page]

In witness whereof, the grantors have executed this instrument this 8th day of March, 2024.

The William M and Theda L. Timmins Trust, dated April 20, 1981



W. Mont Timmins III, Successor Trustee



Clark Brighton Timmins, Successor Trustee

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8th day of March, 2024, by W. Mont Timmins III and Clark Brighton Timmins, as Successor Trustees of the William M and Theda L. Timmins Trust dated April 20, 1981, that mistakenly took title as the William M and Theda L. Timmins Trust.

NOTARY PUBLIC

