

Steven Merrill Christiansen and Erika Annemarie Christiansen, as co-Trustees
2377 Robin Song Ct
Castle Rock, CO 80109
Mail Tax Statements To:
Steven Merrill Christiansen and Erika Annemarie Christiansen, as co-Trustees
2377 Robin Song Ct
Castle Rock, CO 80109

APN: 16-15-310-013-0000

QUITCLAIM DEED

STEVEN M CHRISTIANSEN and ERIKA A CHRISTIANSEN, husband and wife, GRANTORS,

Whose current mailing address is 2377 Robin Song Ct, Castle Rock, CO 80109;

HEREBY convey and quitclaim to

STEVEN MERRILL CHRISTIANSEN and ERIKA ANNEMARIE CHRISTIANSEN, as co-Trustees of THE MOUNTAIN VIEW LEGACY TRUST, U/A dated December 16, 2023, GRANTEE,

Whose mailing address is 2377 Robin Song Ct, Castle Rock, CO 80109;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Salt Lake, State of **Utah**:

LOT 57, BLOCK 1, BONNEVILLE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

More commonly known as 2105 E Downington Ave, Salt Lake City, UT 84108.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantors, this 16th day of December, 2023.


STEVEN M CHRISTIANSEN


ERIKA A CHRISTIANSEN

14216071 B: 11477 P: 7420 Total Pages: 4
03/14/2024 11:35 AM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LHM FIRM OF STARZYNSKI VAN DER JIGT, PC
200 S WILCOX ST STE 206 CASTLE ROCK, CO 80104

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS COUNTY)

The foregoing instrument was acknowledged before me on this December 16, 2023, by STEVEN M CHRISTIANSEN and ERIKA A CHRISTIANSEN.

Witness my hand and official seal.

My commission expires: October 27, 2026


NOTARY PUBLIC

**GRANT D. VAN DER JAGT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104012550
MY COMMISSION EXPIRES 10/27/2026**

Recorded at _____ o'clock ___ M.,

Reception No. _____

Recorder _____

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named **THE MOUNTAIN VIEW LEGACY TRUST** and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172 C.R.S.
2. **The type of entity is a Trust.**
3. The mailing address for the entity is 2377 Robin Song Ct, Castle Rock, CO 80109.
4. The entity is formed under the laws of the State of Colorado.
5. The name and position of the persons authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity are: STEVEN MERRILL CHRISTIANSEN, co-Trustee, and ERIKA ANNEMARIE CHRISTIANSEN, co-Trustee.
6. The authority of the foregoing persons to bind the entity is limited as follows: NONE.

7. Other matters concerning the manner in which the entity deals with interests in real property:

EXECUTED this 16th day of December, 2023.

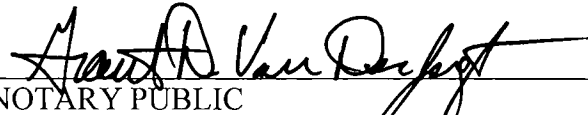

STEVEN MERRILL CHRISTIANSEN

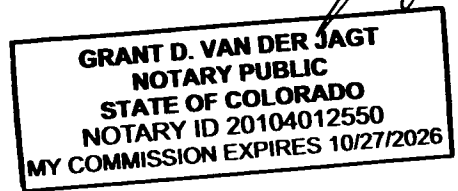

ERIKA ANNEMARIE CHRISTIANSEN

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS COUNTY)

The foregoing instrument was acknowledged before me on this 16th day of December, 2023, by STEVEN MERRILL CHRISTIANSEN and ERIKA ANNEMARIE CHRISTIANSEN, on behalf of THE MOUNTAIN VIEW LEGACY TRUST, a Trust.

Witness my hand and official seal.
My commission expires: October 27, 2026


NOTARY PUBLIC



AFTER RECORDING, MAIL TO:

Steven Merrill Christiansen, as Trustee

2377 Robin Song Ct

Castle Rock, CO 80109

PREPARED BY

Grant Van Der Jagt, Esq.

200 S. Wilcox St. Ste 206

Castle Rock, Colorado 80104

(866) 801-0123