## This Document Prepared By:

VOYANT LEGAL PLLC 991 Shepard Lane, Suite 210 Farmington, Utah 84025

After Recording, Return and Mail Tax Statements To:

Jennilyn Fendley 8923 West Helen Circle Magna, Utah 84044

APN: 14-30-427-038-0000

14216383 B: 11477 P: 9072 Total Pages: 1 03/14/2024 03:55 PM By: vanguyen Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: VOYANT LEGAL 991 SHEPARD LN STE 210FARMINGTON, UT 840252974

## WARRANTY DEED

JENNILYN FENDLEY, GRANTOR,

Whose current mailing address is 8923 West Helen Circle, Magna, Utah 84044;

HEREBY conveys and warrants to

JENNILYN FENDLEY, Trustee of THE JENNILYN FENDLEY TRUST, U/A dated March 13, 2024, and any trustee(s) in succession, GRANTEE(S),

Whose mailing address is 8923 West Helen Circle, Magna, Utah 84044;

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:

ALL OF LOT 6, HILL GATE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

More commonly known as 8923 WEST HELEN CIRCLE, MAGNA, UTAH 84044.

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 grantor, this 13th day of March, 2024.

STATE OF UTAH

COUNTY OF SALT LAKE

ENNILYN FENDLE

On this March 13, 2024, personally appeared before me Jennilyn Fendley, the signers of the foregoing instrument who duly acknowledged to me that she executed the same.

) ss.

JESSE GRAY

Notary Public, State of Utah

Commission #721565
My Commission Expires On

November 16, 2025

NOTARY PUBLIC

My commission expires: 11/16/2025