

Send Tax Notices to:

Michelle Jones

2309 W Temple View Cir

South Jordan, UT 84095

14225710 B: 11483 P: 2524 Total Pages: 2

04/08/2024 03:28 PM By: mpalmer Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: MICHELLE JONES

2309 W TEMPLE VIEW CIR SOUTH JORDAN, UT 84095



WARRANTY DEED

THIS WARRANTY DEED executed this 25th day of January, 2024, for good consideration, I (we) **LAR MONIQUE MORGAN AND MICHELLE JONES, FORMERLY KNOWN AS EDITH MICHELLE HENDERSON, AS SUCCESSOR TRUSTEES OF THE DERK AND SHAN CHRISTENSEN TRUST, DATED DECEMBER 3RD, 2010 TRUST**, Grantor(s) hereby bargains, deeds and conveys to Michelle Jones, F/K/A Edith Michelle Henderson, Grantee(s) the following described land in Salt Lake County, free and clear with WARRANTY COVENANTS; to wit:

Lot 4, SOUTH JORDAN HEIGHTS SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

APN: 27-16-227-024

Property Address: 2304 W South Jordan Pkwy, South Jordan 84095

This instrument was prepared without the benefit of a title examination.

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract of parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors the 25th day of January, 2024.

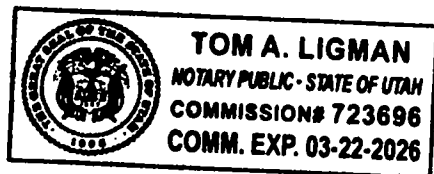
Lar Monique Morgan
LAR MONIQUE MORGAN, TRUSTEE

Edith Michelle Henderson
MICHELLE JONES, F/K/A EDITH MICHELLE HENDERSON, TRUSTEE

STATE OF UTAH)
COUNTY OF) SS.

The foregoing instrument was acknowledged before me this January 25 2024 (date)
by LAR MONIQUE MORGAN, TRUSTEE AND MICHELLE JONES, FORMERLY KNOWN AS EDITH MICHELLE
HENDERSON, TRUSTEE.

(Seal)



Tim Ligan
My Commission Expires: 3-22-2026 Notary Public