

14235980 B: 11488 P: 9956 Total Pages: 2
05/03/2024 11:38 AM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SUTHERLAND TITLE COMPANY
920 E WOODOAK LN, STE 100SALT LAKE CITY, UT 84117

Mail Tax Notices To and After Recording Return To:
JASON POWELL NIXON and ABIGAIL ALVEY NIXON
5700 S Holladay Blvd.
Holladay, UT 84121
Tax ID No.: 22-14-151-013 and 22-11-376-032

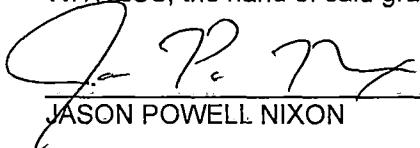
WARRANTY DEED

JASON POWELL NIXON and ABIGAIL ALVEY NIXON, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to JASON P. NIXON and ABIGAIL A. NIXON, as Trustees of THE NIXON FAMILY TRUST, dated the 30th day of August, 2023, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 29th day of April, 2024.



JASON POWELL NIXON



ABIGAIL ALVEY NIXON

State of Utah
County of Salt Lake

On this 29th day of April, 2024, personally appeared before me, the undersigned Notary Public, personally appeared JASON POWELL NIXON and ABIGAIL ALVEY NIXON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public
My commission expires: _____

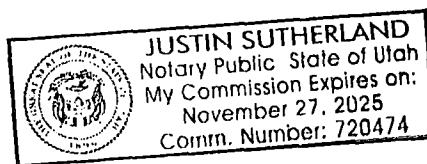


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 2, HOLLADAY MEADOWS SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 22-14-151-013

Parcel 2:

Lot 4, HOLLADAY PARK EAST SUBDIVISION AMENDED, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 22-11-376-032

Parcel 2A:

A Non Exclusive Easement for ingress and egress purposes appurtenant to Parcel 2 over and across Oak Park Lane as established by that certain subdivision plat of Holladay Park East Subdivision Amended, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.