

14238985 B: 11490 P: 5221 Total Pages: 3
05/10/2024 10:45 AM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - UNION HEIGHTS CENTER
7730 S UNION PARK AVE STE 650MIDVALE, UT 840475596

Recording Requested by:
First American Title Insurance Company
7730 South Union Park Ave, Ste 650
Midvale, UT 84047
(801)255-4800

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Todd Michael Olsen
2633 East 6200 South
Holladay, UT 84121

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **394-6304642 (SE)**
A.P.N.: **22-15-477-013-0000 and 22-15-477-014-0000**

Joseph James Palmer Jr., as to 70.6% interest and Dorothy Ann Moyle Palmer and Joseph James Palmer, Jr., Trustees of The Dorothy Ann Palmer Revocable Trust dated July 23, 2015, as to 29.4% interest., Grantor, of **Holladay, Salt Lake County, State of UT**, hereby CONVEY AND WARRANT to

Todd Michael Olsen, a single person, Grantee, of **Holladay, Salt Lake County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

Parcel 1:

Lot 7, MOYLE PARK according to the official plat thereof on file and of record in the Salt Lake County recorder's office.

Excepting therefrom the below described land:

Beginning at the Southwest Corner of said Lot 7, said point being North 00°15'49" West 40.00 feet and North 89°56'00" West 474.58 feet and North 32°40'16" West along the West line of said Lot 7, 179.68 feet from the Southeast Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence Northwesterly and Northeasterly along said West line the following (2) courses: 1) North 32°40'16" West 25.00 feet; 2) North 11°15'40" East 50.00 feet; thence South 3°02'52" East 70.18 feet to the point of beginning.

parcel 2:

Beginning at a point on the North line of 6200 South Street, said point being the Southeast

Corner of said Lot 8, said point also being North 00°15'49" West 40.00 feet and North 89°56'00" West 474.58 feet from the Southeast Corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°56'00" West along said North line 23.61 feet; thence North 00°04'00" East 36.72 feet to a point on the Easterly line of said Lot 8; thence South 32°40'16" East along said Easterly line 43.66 feet to the point of beginning.

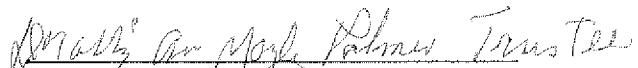
Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this May 3, 2024

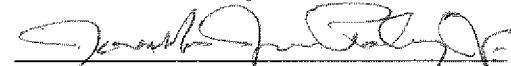


Joseph James Palmer Jr.

Dorothy Ann Moyle Palmer and Joseph James Palmer, Jr., Trustees of The Dorothy Ann Palmer Revocable Trust dated July 23, 2015



Dorothy Ann Moyle Palmer, Trustee



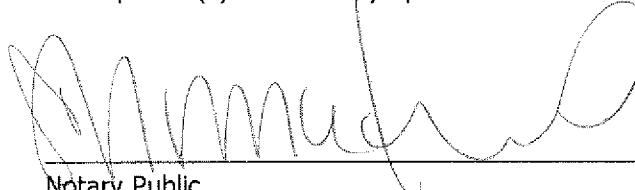
Joseph James Palmer Jr., Trustee

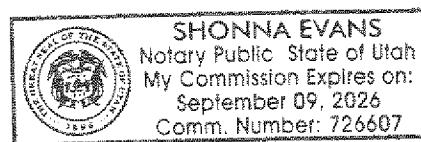
STATE OF UTAH)
County of SALT LAKE)ss.

On May 3, 2024, before me, the undersigned Notary Public, personally appeared **Joseph James Palmer, Jr.**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 9/9/2026



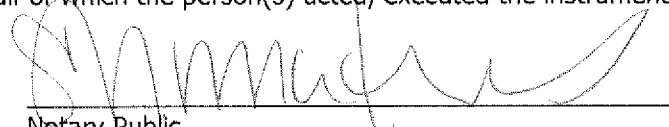


STATE OF UT)
County of Salt Lake)
)ss.

On May 3, 2024 before me, the undersigned Notary Public, personally appeared **Dorothy Ann Moyle Palmer and Joseph James Palmer, Jr., Trustees of The Dorothy Ann Palmer Revocable Trust dated July 23, 2015**, 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 to 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9/9/2026


Notary Public

