

14240544 B: 11491 P: 4070 Total Pages: 2
05/15/2024 10:14 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LEWIS HANSEN, LLC
230 S 500 E STE 380 SALT LAKE CITY, UT 841022074

**After Recording, Return and
Mail Tax Statements To:**

Tiffany Pecoraro, Trustee
The Gardner Family Trust
3911 Westhaven Drive
West Valley City, Utah 84120

WARRANTY DEED

DOUGLAS CLAIR GARDNER, Successor Trustee of THE BERNARD GARDNER LIVING TRUST, DATED THE 14TH DAY OF APRIL, 2005, and DOUGLAS C. GARDNER, **GRANTORS**,

Whose current mailing address is 3911 Westhaven Drive, West Valley City, Utah 84120;
HEREBY convey and warrant to

TIFFANY PECORARO, Trustee of THE GARDNER FAMILY TRUST, DATED MAY 15, 2024,
and any amendments thereto, **GRANTEE**

Whose mailing address is 3911 Westhaven Drive, West Valley City, Utah 84120;
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 19, WESTWOOD VILLAGE, according to the official plat thereof on record in the Office of the Salt Lake County Recorder.

Tax ID: 15-32-354-001

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

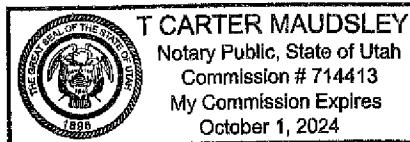
WITNESS, the hand of said Grantors, this 15th day of May, 2024.

Douglas C. Gardner
Douglas Clair Gardner, Successor Trustee
of The Bernard Gardner Living Trust,
dated the 14th day of April, 2005

Douglas C. Gardner
Douglas C. Gardner

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

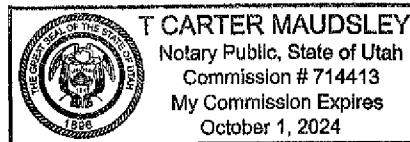
On this 15th day May, 2024, before me, T Carter Maudsley, a Notary Public, personally appeared before me Douglas Clair Gardner, Successor Trustee of The Bernard Gardner Living Trust, dated the 14th day of April, 2005, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, and acknowledged they executed the same.



T Carter Maudsley
Notary Public Signature

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 15th day May, 2024, before me, T Carter Maudsley, a Notary Public, personally appeared before me Douglas C. Gardner, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, and acknowledged they executed the same.



T Carter Maudsley
Notary Public Signature