



14257620 B: 11500 P: 7617 Total Pages: 3
06/27/2024 12:00 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC - PA
1792 BONANZA DR STE C100PARK CITY, UT 840607526

After Recording Return To:
Mail Tax Notices To:
Joel Theler, Trustee of The 418 Fairmont Hill Dr
Draper Trust dated June 25, 2024

File Number: 24-22307-SEW
Parcel ID: 34-07-201-056

Warranty Deed

Know All Men By These Presents that , **Joel Theler, and Anjuli Theler**, (henceforth referred to as "Grantor") of **Draper, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Joel Theler, Trustee of The 418 Fairmont Hill Dr Draper Trust dated June 25, 2024**, (henceforth referred to as "Grantee") of , with

WARRANTY COVENANTS:

Property 1:

Lot 12, SOUTH FORK ESTATES AMENDED AND EXTENDED, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

Tax Parcel #: 34-07-201-056

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WARRANTY DEED

Subject To:

DEED OF TRUST

Amount: \$647,200.00

Beneficiary: MERS, Inc. is acting solely as a nominee for United Wholesale Mortgage, LLC

Trustee: Paul M. Halliday, Jr. Halliday & Watkins, P.C.

Trustor: Joel Theler and Anjuli Theler, as joint tenants

Dated: 05/02/2022

Recorded: 05/06/2022

Entry No.: 13947148

Book/Page: 11336/5319

DEED OF TRUST

Amount: \$207,500.00

Beneficiary: MERS, Inc. is acting solely as a nominee for Button Finance, Inc., a Corporation

Trustee: Stewart Title Guaranty Company

Trustor: Joel Theler and Anjuli Theler, as joint tenants

Dated: 12/24/2022

Recorded: 12/30/2022


Entry No.: 14058025

Book/Page: 11393/8141

WARRANTY DEED

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 26
day of June, 2024.

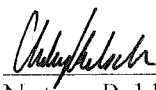

Joel Theler

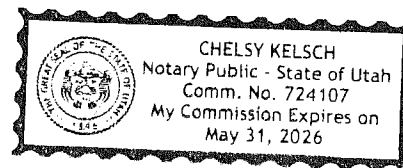

Anjuli Theler

STATE OF UTAH
COUNTY OF SALT LAKE

On this 26 day of June, 2024, before me Chelsy Kelsch, a notary
public, personally appeared Joel Theler and Anjuli Theler, proved on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and
acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public



WARRANTY DEED