

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. Hallday, 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**

File No.: 24-22307-SEW

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

  
\_\_\_\_\_  
Joel Theler

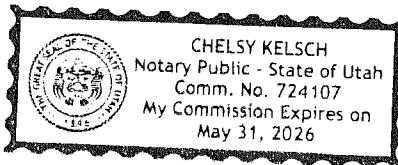
  
\_\_\_\_\_  
Anjuli Theler

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

File No.: 24-22307-SEW