

**WHEN RECORDED, MAIL TAX NOTICES TO:**

Kimberly D. Deutsch, Trustee  
Kimberly D. Deutsch Living Trust, U/A dated January 24, 2024  
12 La Montagne Lane  
Sandy, UT 84092

**PARCEL NO. 28-11-426-013**

**WARRANTY DEED**

JAMES DEUTSCH, as Successor Trustee of the HENRY A. DEUTSCH TRUST, dated September 3, 1999 (“Grantor”),

hereby conveys and warrants, to:

KIMBERLY D. DEUTSCH, as Trustee of THE KIMBERLY D. DEUTSCH LIVING TRUST, U/A dated January 24, 2024 (“Grantee”),

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property located in **Salt Lake County, State of Utah**, with a street address of 12 La Montagne Lane, Sandy, UT 84092, more particularly described as follows:

**Lot 12, The Villas La Montagne, a Planned Unit Development, according to the Official Plat thereof on file and of record in the Office of the Salt Lake County Recorder, State of Utah**


**Together with: (a) the undivided interest in said Project's Common Areas and Facilities which is appurtenant to said Unit; (b) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; (c) the non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).**

**Tax Serial No. 28-11-426-013**

(the “Property”).

This conveyance is made subject to the easements, encumbrances, covenants, conditions, restrictions, rights, rights of way, and reservations appearing of public record in the office of the County Recorder or enforceable in law or equity and taxes owing and thereafter.

Witness the hand of said Grantor this 27 day of August, 2024

  
\_\_\_\_\_  
JAMES DEUTSCH, as Successor Trustee of the  
HENRY A. DEUTSCH TRUST, dated September  
3, 1999

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**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 COUNTY OF Santa Barbara ) : ss.  
OBISPO, CA. )

On August 27th, 2024, before me, J. Espinoza, a Notary Public in and for the State of California, personally appeared JAMES DEUTSCH, as Successor Trustee of the HENRY A. DEUTSCH TRUST, dated September 3, 1999, who 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 signature(s) on the instrument the person(s), or the entity upon of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature \_\_\_\_\_

