

**AFTER RECORDING, RETURN TO:**

Diana L. Garcia  
5513 W Copper Gulch Lane, Unit D  
Herriman, Utah 84096

14287513 B: 11517 P: 7369 Total Pages: 2  
09/12/2024 01:56 PM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SEAL & KENNEDY, APC  
5965 S 900 E STE 350 SALT LAKE CITY, UT 841211881

**Grantee Address:**

5513 W Copper Gulch Lane, Unit D  
Herriman, Utah 84096

**Parcel # 26-25-302-007**

*Warranty Deed*

**Diana L. Garcia, a single woman, Grantor, hereby CONVEYS AND WARRANTS to Diana L. Garcia, or her successors as Trustee of The Diana L. Garcia Family Living Trust dated June 27, 2017, Grantee of Salt Lake County, State of Utah, for the sum of Ten Dollars and other good and valuable consideration the following described improved real property located in Salt Lake County, State of Utah.**

LOT 20, MIDAS CREEK VILLAS, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah.

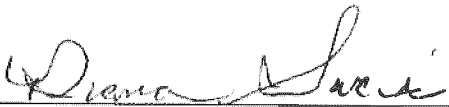
Together with: (a) the undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (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 Declaration and Map may hereafter be amended or supplemented).

Together with all improvements thereon and all rights, appurtenances and hereditaments thereunto belonging or in anywise appertaining.

**SUBJECT TO:**

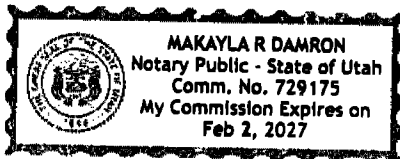
- a) easements, restrictions, encumbrances, or reservations of record, and
- b) easements or rights-of-way, if any, not recorded but which have been established and now exist by operation of law or equity upon the property or any portion or portions thereof.

WITNESS the hand of said Grantor as of the 12<sup>th</sup> day of September, 2024

  
Diana L. Garcia

STATE OF UTAH                    )  
  : SS.  
COUNTY OF SALT LAKE    )

On the 12<sup>th</sup> day of September, 2024, personally appeared before me Diana L. Garcia, the signer of the within instrument, who duly acknowledged to me that they executed the same.



  
Notary Public  
Residing at: Salt Lake County, State of Utah

WDeed/Garcia/Kep24