

Prepared By:
Truly Title, Inc.
6965 South Union Park Center, Suite 180
Cottonwood Heights, UT 84047

14291529 B: 11520 P: 98 Total Pages: 2
09/23/2024 03:37 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRULY TITLE, INC. - UTAH
6965 S UNION PARK CTR STE 180 MIDVALE, UT 840476019

When Recorded, Mail Deed and Tax Notice To:
Phoebe Bergvall
854 E Pond View Way
Salt Lake City, UT 84106

WARRANTY DEED

The Luis Morales Living Trust, dated the 29th day of September, 2020, grantor, hereby CONVEY(S) and WARRANT(S) to

Phoebe Bergvall

,grantee, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable consideration, the following described tracts of land located in Salt Lake County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of Salt Lake City, County of Salt Lake, State of UT, and is described as follows:

Unit 85, contained within THE SHADYBROOK CONDOMINIUM PROJECT, PHASE IV, a Utah Condominium Project as the same is identified in the Record of Survey Map recorded on December 19, 1983, in Salt Lake County, as Entry No. 3882564, in Book "83- 12", at Page 172 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration Recorded on July 29, 1982, in Salt Lake County, as Entry No. 3697564, in Book 5400 at Page 103, (as said Declaration may have heretofore been amended or supplemented.)

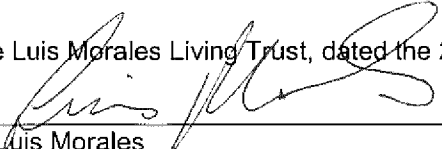
Together with the appurtenant undivided interest in said Project's Common Areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which said interest relates.

APN: 16-29-383-023-0000

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

WITNESS the hand of said grantor(s), this 23rd day of September, 2024.

The Luis Morales Living Trust, dated the 29th day of September, 2020

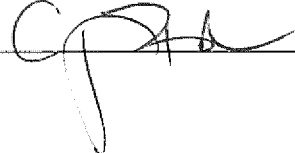
BY: 
Luis Morales
Trustee

State of Utah
County of Salt Lake

On September 23, 2024 before me, Crystal D Bond, Notary Public, personally appeared Luis Morales, Trustee, of The Luis Morales Living Trust, dated the 29th day of September, 2020, 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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)

