

14292267 B: 11520 P: 4375 Total Pages: 2
09/25/2024 11:24 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SOUTH JORDAN
10808 S RIVER FRONT PKWY STE 1SOUTH JORDAN, UT 840955961

Recording Requested by:
First American Title Insurance Company
10808 S River Front Pkwy, Ste 175
South Jordan, UT 84095
(801)576-8400

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Elaine Thornton
907 N Pinecrest Canyon Rd
Emigration Canyon, UT 84108

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **390-6324724 (AR)**
A.P.N.: **22-21-252-038-0000**

Elaine Thornton, Grantor, of **Salt Lake City, Utah**, Salt Lake County, State of **Utah**, hereby CONVEY AND WARRANT to

The Gilded Branch, LLC, Grantee, of **Salt Lake City, Utah**, Salt Lake County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

Unit 177, Building 57, contained within The BROOKSTONE PHASE 3, A PROWSWOOD OPEN SPACE COMMUNITY, a Utah Condominium Project as the same is identified in the record of Survey Map recorded on January 04, 1980 in Salt Lake County, as Entry No. 3384831, in Book 80-1, at Page 4 (as said record of survey map may have heretofore been amended or supplemented) and in the declaration recorded on June 12, 1978 in Salt Lake County, as Entry No. 3121458, in Book 4687, at Page 1204 (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.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 9.24.24.

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

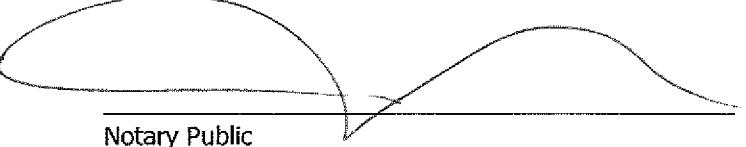


Elaine Thornton

STATE OF Utah)
County of Salt Lake)ss.

On September 24, 2024, before me, the undersigned Notary Public, personally appeared **Elaine Thornton**, personally known to me (or 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 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.

WITNESS my hand and official seal.


Notary Public

My Commission Expires:

10-18-27

