

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 1 SOUTH 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.)**

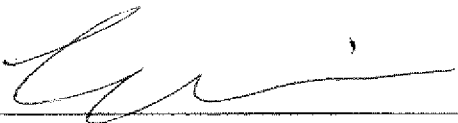
**Together with the appurtenant undivided interest in said project's common areas as  
established in said declaration and allowing for periodic alteration both in the magnitude of  
said undivided interest and in the composition of the common areas and facilities to which  
said interest relates.**

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.

My Commission Expires:

10-18-27

  
\_\_\_\_\_  
Notary Public

