

14292920 B: 11520 P: 7975 Total Pages: 2
09/26/2024 01:34 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FABIAN & CLENDENIN, P.C. DBA FABIAN VANCOTT
95 S. STATE STREET, STE. 2300 SALT LAKE CITY, UT 84111

RECORDING REQUESTED BY:

FABIAN VANCOTT
Attn: Jennifer E. Decker
95 S. State St., Ste. 2300
Salt Lake City, UT 84111

MAIL TAX NOTICES TO:

Lee Ann Troutman, Trustee
1458 S. Wilton Way
Salt Lake City, UT 84108

PARCEL NO. 16-14-127-016

LIMITED WARRANTY DEED

Lee Ann Troutman, Trustee or her successor in trust of the ERNEST G. TROUTMAN AND LEE ANN TROUTMAN REVOCABLE LIVING TRUST, dated May 1, 2007, and any amendments thereto, GRANTOR, hereby conveys and warrants to the extent provided below, but not otherwise, for the sum of \$10, and other good and valuable consideration to **Lee Ann Troutman, Trustee or her successor in trust of the LEE ANN TROUTMAN TRUST, dated the 26th day of September, 2024, as may be amended,** GRANTEE, having a mailing address

Beginning at the Northeast corner of Lot 40, ST. MARY HILLS, Plat "F", according to the official plat thereof, and running thence North 15° East 12.50 feet; thence North 75° West 131.16 feet; thence South 18° West 95.13 feet; thence South 75° East 136.13 feet to the Westerly line of Wilton Way; thence North 15° East 82.50 feet to the point of beginning.

of 1458 S. Wilton Way, Salt Lake City, UT 84108, in the following real property located in **Salt Lake County**, Utah:

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

GRANTOR warrants only against encumbrances and defects in title existing at the time GRANTOR took title to the above-described real property which were insured by any policy of title insurance issued to GRANTOR. Said warranty shall be limited to the extent of coverage available under such policy.

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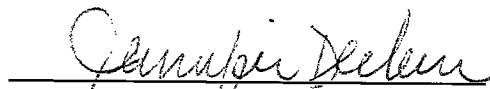
IN WITNESS WHEREOF, GRANTOR is executing this Limited Warranty Deed this 26th day of September, 2024.



Lee Ann Troutman, Trustee or her
successor in trust of the Ernest G.
Troutman and Lee Ann Troutman
Revocable Living Trust, dated May 1,
2007, and any amendments thereto

State of Utah)
 §
County of Salt Lake)

On this 26th day of September, 2024, before me, a notary public, personally appeared **Lee Ann Troutman Trustee or her successor in trust of the ERNEST G. TROUTMAN AND LEE ANN TROUTMAN REVOCABLE LIVING TRUST, dated May 1, 2007, and any amendments thereto** proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same for its stated purpose.


Notary Public