

14314814 B: 11533 P: 1281 Total Pages: 2
11/18/2024 12:11 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CLEAR TITLE INSURANCE AGENCY OF UTAH LLC
9089 S 1300 W STE 120WEST JORDAN, UT 840886722

Prepared By:
Clear Title Insurance Agency
9089 South 1300 West #120
West Jordan, UT 84088

When Recorded, Mail Deed and Tax Notice To:
Zacharias Payne
2982 E 7375 S
Cottonwood Heights, UT 84121

File 240113

WARRANTY DEED

Bonnie Kathleen Burge as trustee of the Bonnie Burge Trust under trust agreement dated April 25, 2023 and her substitutes and successors as trustees thereunder, of Cottonwood Heights, Salt Lake County, Utah, GRANTOR(S),

Hereby CONVEY(S) and WARRANT(S) to

Zacharias Payne, a Married Man, of Cottonwood Heights, Salt Lake County, Utah, GRANTEE(S),

for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in SALT LAKE County, State of Utah, to-wit:

Lot 109, COTTONWOOD HEIGHTS SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Tax Parcel No.: 22-26-177-007-0000

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

WITNESS the hand(s) of said Grantor(s), this 15th day of November, , 2024.

Bonnie Kathleen Burge as trustee of the Bonnie Burge Trust under trust agreement dated April 25, 2023 and her substitutes and successors as trustees thereunder

BY: Bonnie Kathleen Burge
Bonnie Kathleen Burge, Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On November 15th, 2024 before me, Crystal Keele, Notary Public, personally appeared **Bonnie Kathleen Burge, Trustee**, 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 CK (Seal)

