

14331648 B: 11542 P: 6544 Total Pages: 2
01/02/2025 02:46 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Hillary Frandsen and Stephen Frandsen
PO Box 2022
Park City, UT 84060



File No.: 183107-BJP

WARRANTY DEED

Ann Marie Hoffman, Trustee, of the Hoffman Dwyer Trust dated February 27, 2024, and any amendments thereto,

GRANTOR(S), of Ivins, State of Utah, hereby conveys and warrants to

Hillary Frandsen and Stephen Frandsen, wife and husband as joint tenants,

GRANTEE(S), of Park City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

Lot 404, ARCADIA HEIGHTS SUBDIVISION, PLAT "D", according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

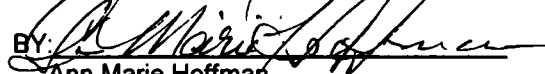
TAX ID NO.: 16-14-376-016 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 31st day of December, 2024.

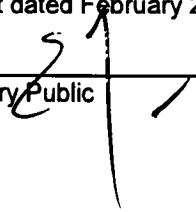
The Hoffman Dwyer Trust dated February 27, 2024

BY: 
Ann Marie Hoffman
Trustee

STATE OF UTAH

COUNTY OF WASHINGTON

On this 31st day of December, 2024, before me, personally appeared Ann Marie Hoffman, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of the Hoffman Dwyer Trust dated February 27, 2024.



Notary Public

