

14340375 B: 11546 P: 9132 Total Pages: 2
01/28/2025 01:22 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: STEWART TITLE OF UTAH
6955 S UNION PARK CTR STE 100MIDVALE, UT 840476516

MAIL TAX NOTICE TO:

Ana M Alvarez and Kayla Iveth Flores Alvarez
3719 S 8300 W
Magna, UT 84044

WARRANTY DEED

Tyler Roberts NKA Tyler Tryon, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Ana M Alvarez and Kayla Iveth Flores Alvarez, as joint tenants, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

Lot 21, COUNTRY CREEK ESTATES NO. 5, PHASE 2, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax ID No. 14-32-253-081 (shown for informational purposes only)

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 24 day of Jan., 2025.

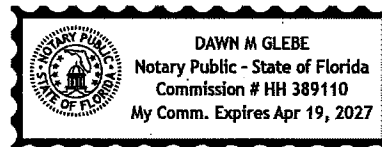
Tyler Roberts NKA Tyler Tryon

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State of Florida
County of St. Johns

On this 24 day of January, 2025, personally appeared before me, the undersigned Notary Public, Tyler Roberts NKA Tyler Tryon, 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 before 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.

Dawn M Glebe
Notary Public Dawn M Glebe
My commission expires: 4/19/2027



Completed via Remote Online Notarization using 2 way Audio/Video technology.