

14343691 B: 11548 P: 7196 Total Pages: 1  
02/05/2025 12:18 PM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: PARR BROWN GEE AND LOVELESS  
101 SOUTH 200 EAST SUITE 700 SALT LAKE CITY, UT 84111

SEND TAX NOTICES TO:  
The Scott and Julie Flinders Revocable Trust  
6925 S. Sparrowtail Road  
West Jordan, UT 84081

## **SPECIAL WARRANTY DEED**

Scott L. Flinders and Julie W. Flinders, of 6925 S. Sparrowtail Road, West Jordan, UT 84081, grantors, hereby convey and warrant against all claiming by, through or under them, to Scott L. Flinders and Julie W. Flinders, and their successors, as trustees of The Scott and Julie Flinders Revocable Trust under agreement dated January 24th, 2025, and all amendments thereto, of 6925 S. Sparrowtail Road, West Jordan, UT 84081, grantees, for the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, the following described parcel of real property located in Salt Lake County, State of Utah, more commonly known as 6925 S. Sparrowtail Road, West Jordan, UT 84081:

Lot 461, OQUIRRH SHADOWS PHASE 14, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

APN: 20-24-458-004-0000

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

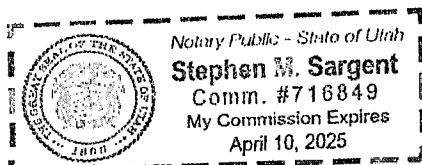
DATED this 24<sup>th</sup> day of January, 2025.

Scott L. Flinders  
Scott L. Flinders

Julie W. Flinders  
Julie W. Flinders

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On the 24 day of January, 2025, personally appeared before me Scott L. Flinders and Julie W. Flinders, the signers of the above instrument who duly acknowledged to me that they executed the same.



  
John Doe  
Notary Public