

2

14347635 B: 11550 P: 8203 Total Pages: 2
02/14/2025 04:16 PM By: BGORDON Fees: \$40.00
Rasheille Hobbs, Recorder, Salt Lake County, Utah
Return To: RICHARD N BARNES
10808 S RIVER FRONT PKWY #335 SOUTH JORDAN, UT 84095



AFTER RECORDING RETURN TO:

UTAHWILLS.COM

10808 S. River Front Pkwy. #335

South Jordan, Utah 84095

GRANTEE'S ADDRESS FOR TAX PURPOSES:

2522 E. Granite Crest Cir.

Sandy, UT 84092

WARRANTY DEED

GRANTOR:

DAN C. SIMONS and DEBRA R. SIMONS, joint tenants.

GRANTEE:

DAN C. SIMONS, JR. AND DEBRA R. SIMONS AS CO-TRUSTEES OF DAN & DEBRA SIMONS FAMILY TRUST UNDER TRUST AGREEMENT DATED FEBRUARY 11, 2025 AND THEIR SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER.

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

ALL OF LOT 12, GRANITE VIEW ESTATES SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the Salt Lake County Recorder.

Parcel Number: 28-10-476-030-0000

FOR GOOD AND SUFFICIENT CONSIDERATION, the above-named Grantor does hereby GRANT and CONVEY, unto the above-named Grantee, the real property above described, together with the appurtenances. This deed is given for estate planning purposes, without valuable consideration in cash or property, to vest title to the property in a living trust established by Grantor parties.

Grantor WARRANTS that Grantor has good right and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor.

The singular terms "Grantor" and "Grantee" as used in this instrument shall be construed to include the plural.

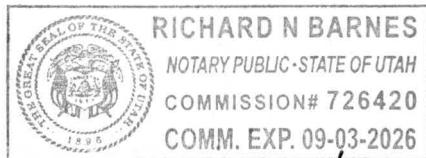
DATED: February 11, 2025.

Dan C. Simons
DAN C. SIMONS

Debra R. Simons
DEBRA R. SIMONS

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

SUBSCRIBED, SWORN TO, and acknowledged before me by DAN C. SIMONS and DEBRA R. SIMONS this 11th day of February, 2025.



RNB
NOTARY PUBLIC
Residing at: SLC, UT

My Commission Expires: 9/3/26