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AFTER RECORDING RETURN TO:

UTAHWILLS.COM

10808 S. River Front Pkwy. #335  
South Jordan, Utah 84095

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

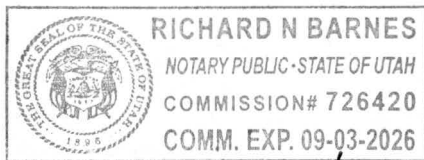
DATED: February 11, 2025.

  
DAN C. SIMONS

  
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 11<sup>th</sup> day of February, 2025.



  
NOTARY PUBLIC  
Residing at: SLC, UT

My Commission Expires: 9/3/26