

Mail Tax Notice To:  
Standout Home Buyers, LLC  
1881 W Traverse Pkwy, Ste E#213  
Lehi, UT 84043

14349663 B: 11551 P: 8593 Total Pages: 1  
02/21/2025 01:52 PM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: RICHLAND TITLE INSURANCE AGENCY INC.  
1309 W SOUTH JORDAN PARKWAY, SSOUTH JORDAN, UT 84095

Tax Serial No. 08-25-456-011

## WARRANTY DEED

**DEBORAH K. HEDEGAARD, TRUSTEE OF THE DEBORAH K. HEDEGAARD TRUST DATED FEBRUARY 20, 2013**

GRANTOR(S) of Salt Lake City, County of Salt Lake, State of Utah, hereby Conveys and Warrants to  
**STANDOUT HOME BUYERS, LLC,**  
GRANTEE(S) of Salt Lake City, County of Salt Lake, 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:

Beginning at a point 16 rods South and 4 rods West of the Northeast corner of Lot 2, Block 150, Plat "A", Salt Lake City Survey; and running thence West 2 rods; thence South 6 rods; thence East 2 rods; thence North 6 rods to the point of beginning.

**Together with a joint perpetual right of way upon and over the land hereafter described:**

Beginning at a point 16 rods South and 6 rods West from the Northeast corner of Lot 2, Block 150, Plat "A", Salt Lake City Survey; and running thence West 2 feet 2 inches, more or less, to a line running North and South coincident with the East line of the building numbered 233 Fern Avenue above mentioned; thence South along said line 80 feet; thence East 7 feet 8 inches, more or less, to a line running North and South coincident with the West line of the building numbered 229 Fern Avenue above mentioned; thence North along said last mentioned line 80 feet; thence West 5 feet 6 inches, to the point of beginning.

Also known as: 229 West Fern Avenue Salt Lake City, Utah 84103

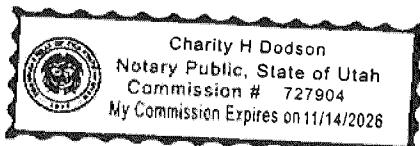
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

DATED this 19th day of February, 2025.

*Deborah K. Hedegaard*  
Deborah K. Hedegaard, Trustee of The  
Deborah K. Hedegaard Trust dated February 20, 2013

On the 19th day of February, 2025 personally appeared before me **DEBORAH K. HEDEGAARD, TRUSTEE OF THE DEBORAH K. HEDEGAARD TRUST DATED FEBRUARY 20, 2013** the signor of the within instrument, who duly acknowledged to me that he/she/they executed the same.



## Notary Public