

Mail Tax Notice To:  
**Robert L. Denton**  
1342 East Centerwood Circle  
Sandy, UT 84093

14352075 B: 11553 P: 1929 Total Pages: 1  
02/27/2025 03:07 PM By: csummers 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

## STANDOUT HOME BUYERS, LLC

GRANTOR(S) of Salt Lake City, County of Salt Lake, State of Utah, hereby Conveys and Warrants to  
**Robert L. Denton, or his successor as Trustee of The 2004 Robert L. Denton Revocable Trust dated November 30, 2004, and any amendments thereto**

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.

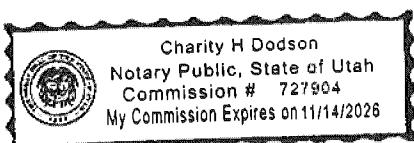
**SUBJECT TO:** Trust Deed Recorded August 3, 2020 as Entry No. 13348274

DATED this 27<sup>th</sup> day of February, 2025.

*Richard d'Huart*  
Standout Home Buyers, LLC  
By: Richard d'Huart

**STATE OF UTAH** )  
**COUNTY OF SALT LAKE** )

On the 27th day of February, 2025 personally appeared before me Richard d'Huart the authorized signatory for STANDOUT HOME BUYERS, LLC the signor of the within instrument, who duly acknowledged to me that he/she/they executed the same.



## Notary Public