

14353938 B: 11554 P: 3554 Total Pages: 2
03/04/2025 04:41 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Bruce C. Marshall and Karen C. Marshall
305 East Cross Street
Baltimore, MD 21230



File No.: 187310-DJP

WARRANTY DEED

Bruce C. Marshall and Karen C. Marshall, husband and wife, as joint tenants, with full rights of survivorship,

GRANTOR(S), of Baltimore, State of Maryland, hereby conveys and warrants to

Bruce Marshall and Karen Carroll, as Trustees of The Marshall & Carroll Joint Revocable Trust, dated the 24th day of September, 2024.,

GRANTEE(S), of Baltimore, State of Maryland

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:

Unit 31, in Building 871, contained within MILLCREEK MEADOWS, a Utah Condominium Project, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on March 8, 1994 as Entry No. 5758789 in Book 94-3 of Plats at Page 55 and in the declaration recorded March 8, 1994 as Entry No. 5758790 in Book 6888 at Page 2449 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

TAX ID NO.: 16-32-332-042 (for reference purposes only)

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

[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 28th day of February, 2025.

Bruce C. Marshall

Bruce C. Marshall

Karen C. Marshall

Karen C. Marshall

STATE OF Maryland

COUNTY OF Baltimore City

On this 03 day of March 2025, before me, personally appeared Bruce C. Marshall, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Taylor Clark
Notary Public

TAYLOR CASEY CLARK
Notary Public-Maryland
Anne Arundel County
My Commission Expires
June 10, 2025

STATE OF Maryland

COUNTY OF Baltimore City

On this 03 day of March, 2025, before me, personally appeared Karen C. Marshall, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Taylor Clark
Notary Public

TAYLOR CASEY CLARK
Notary Public-Maryland
Anne Arundel County
My Commission Expires
June 10, 2025