

Mail Tax Notices to:

9251 South Jefferson Cove
Sandy, UT 84070

14365226 B: 11560 P: 5558 Total Pages: 2
04/01/2025 09:25 AM By: jlucas Fees: \$40.00
Rashelle Hobbs, Recorder Salt Lake County, Utah
Return To: DAMON E. COOMBS LAW, PLLC
4764 SOUTH 900 EAST #2SALT LAKE CITY, UT 84117



WHEN RECORDED RETURN TO:

Damon E. Coombs
D.E. Coombs Law, PLLC
4764 South 900 East #2
Salt Lake City, UT 84117

Space above for County Recorder's use

SPECIAL WARRANTY DEED

MATHEW CODY HANSEN, Successor Trustee of the Calman D. Hansen Trust, dated July 25, 2024, GRANTOR, of 559 W 9460 S, Sandy, UT 84070, hereby CONVEYS and WARRANTS against all claiming by, through or under them to ASHLEY HANSEN, GRANTEE, 9129 South Jefferson Cove, Sandy, UT 84070, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, all of Grantor's right, title, and interest in the following described real property located in Salt Lake County, State of Utah:

UNIT 16A, AS CONTAINED WITHIN THE JEFFERSON PLACE CONDOMINIUM, PHASE 3, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN THE SALT LAKE COUNTY RECORDERS OFFICE. AS ENTRY NO. 38553599, IN BOOK 83-10, AT PAGE 126 OF PLATS, (AS SAID SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAID PROJECT, RECORDED ON AUGUST 19, 1982, AS ENTRY NO. 3703854, BOOK 5403 AT PAGE 2983, OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH AN UNDIVIDED INTEREST AND EASEMENT FOR USE AND ENJOYMENT IN AND TO THE COMMON AREAS.

SUBJECT TO ENCUMBRANCES OF RECORD.

Parcel ID: 27-01-352-017-0000

(Signature Page Follows)

WITNESS, the hands of said GRANTOR this 4th day of March, 2025.


Mathew Cody Hansen, Grantor and Successor
Trustee of the Calman D. Hansen Trust, u/a/d
July 25, 2024

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

On the 4th day of March, 2025, personally appeared before me, Mathew Cody Hansen, Grantor and Successor Trustee of the Calman D. Hansen Trust, u/a/d July 25, 2024, the signer of the within instrument, who duly acknowledged to me that he executed the same.




NOTARY PUBLIC