

14367625 B: 11561 P: 8811 Total Pages: 3  
04/07/2025 12:43 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED, MAIL TO:  
Opendoor Property Trust I, a Delaware Statutory Trust  
C/O OS National, LLC  
Attn: Bernicia Stewart  
3097 Satellite Blvd, Bldg. 700, Ste 400  
Duluth, GA 30096

MAIL TAX NOTICES TO:  
Opendoor Property Trust I  
410 N. Scottsdale Rd, Ste 1600  
Tempe, AZ, 85288



File No.: 187766-DWP

## WARRANTY DEED

Robert P. Simmons and Karen C. Simmons, Trustees of The Robert P. Simmons and Karen C. Simmons Revocable Living Trust, dated the 10 Day of March, 2020, as to an undivided 2/3 interest; and Michelle Brianne Simmons, as to an undivided 1/3 interest,

**GRANTOR(S)**, of South Jordan, State of Utah, hereby conveys and warrants to

Opendoor Property Trust I, a Delaware Statutory Trust dated February 8, 2019,

**GRANTEE(S)**, of Tempe, State of Arizona

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 1112-2, contained within IVY SPRINGS CONDOMINIUMS PHASE 4, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on January 29, 2004 as Entry No. 8964618 in Book 2004P of Plats at Page 21 and in the declaration recorded October 30, 2002 as Entry No. 8403950 in Book 8675 at Page 2580 (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.:** 20-34-454-053 (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]*

Dated this 7th day of April, 2025.

The Robert P. Simmons and Karen C. Simmons  
Revocable Living Trust, dated the 10 Day of  
March, 2020

BY: Robert P. Simmons Trustee  
Robert P. Simmons  
Trustee

BY: Karen C. Simmons Trustee  
Karen C. Simmons  
Trustee

Michelle Brienne Simmons  
Michelle Brienne Simmons

STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of April, 2025, before me, personally appeared Robert P. Simmons, 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 as Trustee on behalf of The Robert P. Simmons and Karen C. Simmons Revocable Living Trust, dated the 10 Day of March, 2020.

  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of April, 2025, before me, personally appeared Karen C. Simmons, 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 as Trustee on behalf of The Robert P. Simmons and Karen C. Simmons Revocable Living Trust, dated the 10 Day of March, 2020.


  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of April, 2025, before me, personally appeared Michelle Brienne Simmons, 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.

  
Notary Public

