

14368960 B: 11562 P: 5827 Total Pages: 2
04/09/2025 01:24 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIDELITY NATIONAL TITLE OF UTAH
746 E WINCHESTER ST STE 100SALT LAKE CITY, UT 841078511

WHEN RECORDED RETURN TO AND

MAIL TAX NOTICES TO:

Kimball Torrey Anderson and Melanie Anderson
5023 West Lake Terrace Ave
South Jordan, UT 84009

File No.: FTUT2500314-HW

WARRANTY DEED

Sage Homes LLC

Grantors,

City of Riverton, County of Salt Lake, State of Utah hereby CONVEY and WARRANT to

Kimball Torrey Anderson and Melanie E. Anderson, husband and wife, as joint tenants,

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and Other Good and Valuable Consideration the following described tract(s) of land in Herriman, State of Utah:

For APN/Parcel ID(s): 32-13-226-013

LOT 11, ROSECREST PLAT Z PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS DESCRIBED, AND AS PROVIDED FOR, IN SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, WHICH INCLUDE, WITHOUT LIMITATION, AN EASEMENT FOR VEHICULAR INGRESS AND EGRESS OVER AND ACROSS SAID COMMON AREAS TO AND FROM SAID LOT TO A PHYSICALLY OPEN AND LEGALLY DEDICATED PUBLIC STREET.

The following is shown for information purposes only:

More Commonly Known as: 4871 W Ridge Rock Cir, Herriman, UT 84096

Subject to property taxes for the year 2025 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Sage Homes LLC

BY: 

Douglas Jessop
Member

State of UTAH

County of SALT LAKE

On this 2 day of April, in the year 2025 personally appeared before me, Douglas Jessop, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Member of Sage Homes LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Douglas Jessop, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: 

(Seal)

