

WHEN RECORDED, MAIL TO:

Shirlene Bastar, Esq.
Bastar & Associates
1791 East 2100 South
Salt Lake City, UT 84106

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04/14/2025 12:57 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BASTAR & ASSOCIATES, ATTORNEYS AT LAW
115 FOSS CREEK CIRHEALDSBURG, CA 954484288

MAIL TAX STATEMENTS TO:
Donna Gayle Sheppard
3968 S. 2000 E.
Holladay, Utah 84124

TRUSTEE'S DEED

This Deed is made pursuant to Utah Code § 75-7-403 and related statutes.

THIS INDENTURE, made this 7th day of April, 2025, by Lawrence Hancock, as Trustee of the Donna T. Thorne Family Trust dated January 25, 2025 (the "Trust"), created by Donna T. Thorne (the "Grantor"), under a Trust Agreement originally dated February 4, 2012, having been duly appointed and acting pursuant to the terms of the Trust Agreement, and the laws of the State of Utah (hereinafter referred to as "Grantor"),

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, does hereby GRANT, BARGAIN, SELL, and CONVEY unto Donna Gayle Sheppard, whose address is 3968 S. 2000 E.; Holladay, Utah 84124 (hereinafter referred to as "Grantee"), the following described real property situated in Salt Lake County, State of Utah, to wit:

COM N 1146.29 FT & W 33 FT FR SE COR SEC 33, T 1S, R 1E, S 1/4 LM; N 130.81 FT, M OR L; WLY 90.75 FT; N 2.38 FT; WLY 75 FT, M OR L; S 138 FT, M OR L; N 88-45' E 163.797 FT, M OR L TO BEG. 0.54 AC

TIN: 16-33-432-040

More commonly known as: 3968 S. 2000 E.; Holladay, Utah 84124


TOGETHER with all the improvements thereon, rights, privileges, and appurtenances thereunto belonging.

SUBJECT TO all easements, restrictions, reservations, covenants, and rights-of-way of record, if any.

GRANTOR WARRANTS that this conveyance is made solely in Grantor's capacity as Trustee of the Donna T. Thorne Family Trust dated January 25, 2025, and not in any individual capacity. Grantor does not warrant title except as authorized by applicable Utah law.

IN WITNESS WHEREOF, Grantor has executed this Trustee's Deed as of the day and year first above written.


DONNA T. THORNE FAMILY TRUST dated 01/25/25


Lawrence Hancock, Trustee
Grantor

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 7th day of April in the year 2025, before me Daniel Ivory, a notary public, personally appeared Lawrence Hancock, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and the official seal.


NOTARY PUBLIC
My Commission Expires: February 4, 2027

