

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Scott L. Flinders and Julie W. Flinders
6925 S Sparrowtail Road
West Jordan, UT 84081

File Number: CH-104978-JH
Parcel ID: 20-24-458-004-0000

14371689 B: 11564 P: 51 Total Pages: 2
04/16/2025 08:26 AM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: EAGLE GATE TITLE INSURANCE AGENCY, INC.
59 W UNIVERSITY PKWYOREM, UT 84058

Warranty Deed

**Scott L Flinders and Julie W Flinders, and their successors, as trustees of
The Scott and Julie Flinders Revocable Trust under agreement dated
January 24th, 2025, and all amendments thereto, of 6925 S Sparrowtail
Road, West Jordan, UT 84081,**

Grantor, hereby CONVEY(S) IN WARRANTY to

Scott L. Flinders and Julie W. Flinders,

Grantees, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the
following tract of land in Salt Lake County, State of Utah, to-wit

**Lot 461, OQUIRRH SHADOWS PHASE 14, according to the official plat
thereof, as recorded in the office of the Salt Lake County Recorder.**

APN(s): 20-24-458-004-0000

Subject to easements, restrictions and rights of way appearing of record and
enforceable in law and subject to 2025 taxes and thereafter.

WITNESS, the hand of said grantor, this 11th day of April, 2025

Scott L. Flinders
Scott L Flinders, Trustee

Julie W. Flinders
Julie W Flinders, Trustee

STATE OF UTAH
COUNTY OF SALT LAKE

On this 11th day of April, 2025, before me
Lezli Booth, a notary public, personally appeared Scott L
Flinders and Julie W Flinders, and their successors, as trustees of The Scott and
Julie Flinders Revocable Trust under agreement dated January 24th, 2025, and all
amendments thereto, of 6925 S Sparrowtail Road, West Jordan, UT 84081
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 official seal

Lezli Booth
Notary Public

