

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

14371691 B: 11564 P: 62 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,**

Grantor, hereby CONVEY(S) IN WARRANTY to

**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,**

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 11<sup>th</sup> day of April, 2025

Scott L. Flinders  
Scott L Flinders

Julie W. Flinders  
Julie W Flinders

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 11<sup>th</sup> day of April, 2025, before me  
Lezli Booth, a notary public, personally appeared Scott L  
Flinders and Julie W Flinders, 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

