

14398737 B: 11579 P: 4423 Total Pages: 2  
06/17/2025 12:48 PM By: mpalmer 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

Mail Recorded Deed & Tax Notice To:  
Mitch Nelson and Katie Nelson  
215 Creek Place  
Midway, UT 84049



File No.: 190585-DJP

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## WARRANTY DEED

Mary Ellen Duke and Nioma Joyce Duke, as joint tenants with full rights of survivorship and not as tenants in common,

**GRANTOR(S)**, of Salt Lake City, State of Utah, hereby conveys and warrants to

Mitch Nelson and Katie Nelson, as joint tenants,

**GRANTEE(S)**, of Midway, State of Utah

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:

Lot 1, MARLENE SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

**TAX ID NO.:** 16-16-476-012 (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 17th day of June, 2025.

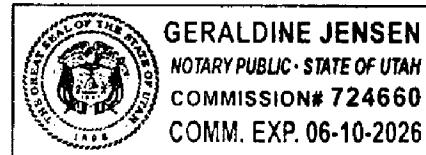
Mary Ellen Duke  
Mary Ellen Duke  
Nioma Joyce Duke  
Nioma Joyce Duke

STATE OF UTAH

COUNTY OF SALT LAKE

On this 17th day of June, 2025, before me, personally appeared Mary Ellen Duke, 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.

Mary Ellen Duke  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 17th day of June, 2025, before me, personally appeared Nioma Joyce Duke, 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.

Nioma Joyce Duke  
Notary Public

