

14403010 B: 11582 P: 448 Total Pages: 2
06/27/2025 02:46 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - FASHION POINTE
5929 FASHION POINT DR STE 120 OGDEN, UT 844034683

Recording Requested by:
First American Title Insurance Company
5929 S Fashion Pointe Dr, Ste 120
South Ogden, UT 84403
(801)479-6600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Sani Malicevic
250 E Beryl Ave
South Salt Lake, UT 84115

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **338-6360400 (JJ)**
A.P.N.: **16-19-328-008-0000**

Shanna Lee Ballard, Successor Trustee of the Phillip Watts Revocable Trust, dated April 27, 2016, Grantor, of **Salt Lake City, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Sani Malicevic, Grantee, of **South Salt Lake, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

Lots 35 and 36, Block 5, CENTRAL PARK, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

Together with 1/2 vacated alley on the South.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2025 and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 27, 2025**.

The Phillip Watts Revocable Trust

Shanna Lee Ballard
Shanna Lee Ballard, Successor Trustee

STATE OF

Utah)
County of Utah) ss.

On June 27, 2025, before me, the undersigned Notary Public, personally appeared **Shanna Lee Ballard, Successor Trustee of the Phillip Watts Revocable Trust**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: January 04, 2028

Jana Lane
Notary Public

