

Prepared By:
Truly Title, Inc.
6965 South Union Park Center, Suite 180
Cottonwood Heights, UT 84047

When Recorded, Mail Deed and Tax Notice To:
Colby Skinner and Lindsey Skinner
3968 South 2000 East
Holladay, UT 84124

WARRANTY DEED

Donna Gayle Sheppard, grantor, hereby CONVEY(S) and WARRANT(S) to

Colby Skinner and Lindsey Skinner, husband and wife, as joint tenants

grantee, for the sum of TEN AND NO/100 ----DOLLARS, and other good and valuable consideration, the following described tracts of land located in Salt Lake County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of Holladay, County of Salt Lake, State of UT, and is described as follows:

BEGINNING ON THE NORTH LINE OF EL DORADO DRIVE, SAID POINT BEING NORTH 1146.29 FEET AND WEST 33 FEET FROM THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 130.81 FEET, MORE OR LESS TO THE NORTH LINE OF THE PROPERTY; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PROPERTY 90.75 FEET; THENCE NORTH 2.38 FEET; THENCE WESTERLY 75 FEET, MORE OR LESS TO THE EAST LINE OF LOT 10, LEWIS SUBDIVISION, ACCORDING THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 138 FEET, MORE OR LESS ALONG SAID EAST LINE TO THE NORTH LINE OF SAID STREET; THENCE NORTH 88°45' EAST 163.797 FEET, MORE OR LESS ALONG SAID NORTH LINE OF SAID STREET TO THE POINT OF BEGINNING.

APN: 16-33-432-040-0000

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor(s), this 8th day of July, 2025.

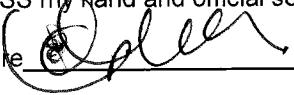
Donna Gayle Sheppard
Donna Gayle Sheppard

State of Utah
County of Salt Lake

On July 8, 2025, before me, Teresa Troske, Notary Public, personally appeared Donna Gayle Sheppard, who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

