

When Recorded, Please Mail To:

Charles Edward Hawkins, TTEE
3732 E. Millcreek Canyon Drive
Salt Lake City, Utah 84109

14415141 B: 11589 P: 551 Total Pages: 3
07/28/2025 04:13 PM By: BGORDON Fees: \$40.00
Rasheille Hobbs, Recorder, Salt Lake County, Utah
Return To: WILLIAM L PRATER LLC
PO BOX 71368SLC, UT 84171



WARRANTY DEED

FOR AND INCONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARLES EDWARD HAWKINS, Grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS unto

Charles Edward Hawkins, Trustee, or his successors in trust,
under the CHARLES EDWARD HAWKINS FAMILY LIVING TRUST
dated July 21, 2025,

Grantee, whose address is 3832 E. Millcreek Canyon Drive, Salt Lake City, Utah 84109, the following described parcel of real property located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

IN WITNESS WHEREOF the Grantor has executed this instrument on this 23rd day of July, 2025.


Charles Edward Hawkins

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 23rd day of July, 2025, before me, the undersigned notary, personally appeared CHARLES EDWARD HAWKINS, who is personally known to me or who proved to me his identity through documentary evidence, and who duly acknowledged to me that he executed the foregoing instrument.

William L. Prater

NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires:

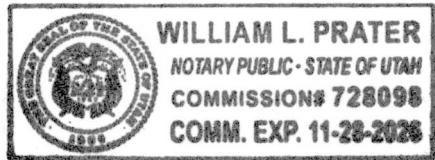


EXHIBIT "A" TO WARRANTY DEED

The following described parcel of real property is located in Salt Lake County, State of Utah;

BEGINNING AT A POINT SOUTH 155.62 FEET AND EAST 1384.15 FEET AND NORTH 87°56' 30" EAST 166.91 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 87°56' 30" EAST 78.27 FEET; THENCE SOUTH 2°08' EAST 163.50 FEET; THENCE SOUTH 81°09' WEST 60.00 FEET; THENCE NORTH 8°23' WEST 171.64 FEET TO THE POINT OF BEGINNING.

Parcel No. 16-36-327-003-0000