

14420954 B: 11592 P: 3086 Total Pages: 2
08/11/2025 02:13 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

When recorded mail to (Tax Mailing Address):
Grantee
5396 W 2400 S
West Valley City, UT 84120
MTC File No. 351645

WARRANTY DEED

Karma J. Hughes also known as Karma Reay and John W Madsen, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Canyon Advantage, LLC, a Utah limited liability company,
as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

Lots 1 and 2, Block 7, First Burlington Addition at Glendale Park, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Parcel No. 15-10-285-005

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

In witness whereof, the grantors have executed this instrument this 11th day of August, 2025.

Karma Reay
Karma J Hughes also known as Karma Reay

John W. Madsen
John W. Madsen

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 11th day of August, 2025, by Karma J. Hughes also known as Karma Reay and John W. Madsen.

Cindy Hedenstrom
NOTARY PUBLIC

