



14427638 B: 11596 P: 615 Total Pages: 3  
08/26/2025 02:34 PM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC - PA  
1792 BONANZA DR STE C100PARK CITY, UT 840607526

After Recording Return To:  
Mail Tax Notices To:  
Mary A. Osburn  
4754 W Villa View Drive #A  
West Valley City, UT 84120

File Number: 25-27633-KMC  
Parcel ID: 15-31-104-073

---

## Warranty Deed

Know All Men By These Presents that , **Thayne D. Cameron, Trustee of The Pauline Cameron Irrevocable Trust dated June 9, 2025**, (henceforth referred to as “Grantor”) of , for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Mary A. Osburn**, (henceforth referred to as “Grantee”) of **West Valley City, UT**, with  
**WARRANTY COVENANTS:**

Property 1:

Unit A, in Building 19, contained within the VALLEY VU VILLAS, a Utah Condominium Project as identified in the Record of Survey Map recorded February 25, 2000 as Entry No. 7582277, in Book 2000P, at Page 54 of Plats, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of the VALLEY VU VILLAS, a Condominium Project, recorded February 25, 2000 as Entry No. 7582279, in Book 8344, at Page 3857 (as said Declaration may have been amended and/or supplemented) in the Office of the Recorder of Salt Lake County, Utah.

Together with the appurtenant undivided interest in and to the common areas and facilities more particularly described in said Declaration and any amendments and/or supplements thereto.

Tax Parcel #: 15-31-104-073

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

(This Space Intentionally Left Blank)

**WARRANTY DEED**

File No.: 25-27633-KMC

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 20  
day of Aug, 2025.

The Pauline Cameron Irrevocable Trust dated June 9, 2025

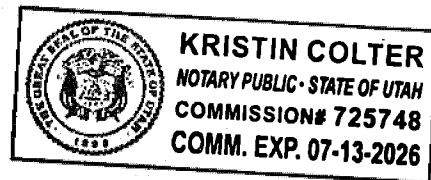
By: Thayne D. Cameron  
Thayne D. Cameron, Trustee

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 20 day of Aug, 2025, before me Kristin Colter, a notary  
public, personally appeared Thayne D. Cameron, Trustee of The Pauline Cameron Irrevocable  
Trust dated June 9, 2025, proved on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed  
the same.

Witness my hand and official seal

Kristin Colter  
Notary Public



WARRANTY DEED

File No.: 25-27633-KMC

**EXHIBIT "A"**  
**Property Description**

**Order No.:** 25-27633-KMC  
**Parcel Number:** 15-31-104-073  
**Property Address:** 4754 West Villa View Drive, #A, West Valley City, UT 84120

**PROPERTY DESCRIPTION:**

**Property 1:**

Unit A, in Building 19, contained within the VALLEY VU VILLAS, a Utah Condominium Project as identified in the Record of Survey Map recorded February 25, 2000 as Entry No. 7582277, in Book 2000P, at Page 54 of Plats, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of the VALLEY VU VILLAS, a Condominium Project, recorded February 25, 2000 as Entry No. 7582279, in Book 8344, at Page 3857 (as said Declaration may have been amended and/or supplemented) in the Office of the Recorder of Salt Lake County, Utah.

Together with the appurtenant undivided interest in and to the common areas and facilities more particularly described in said Declaration and any amendments and/or supplements thereto.

Tax Parcel #: 15-31-104-073