

14429049 B: 11596 P: 8466 Total Pages: 4  
08/28/2025 03:03 PM By: ctafoya Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
Grantee  
3501 South Kirk Cir.  
Salt Lake City, UT 84106



File No.: 179406-PCM

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## WARRANTY DEED

B. Dawn Larsen and Kurt L. Larsen, Trustees of The B. Dawn Larsen Revocable Trust, dated October 1, 2001, as Amended and Restated effective July 2, 2012, as to a one-half undivided interest and Kurt L. Larsen and B. Dawn Larsen, Trustees of the Kurt L. Larsen Revocable Trust, dated October 1, 2001, as Amended and Restated effective July 2, 2012, as to a one-half undivided interest,

**GRANTOR(S)**, of Cottonwood Heights, State of Utah, hereby conveys and warrants to

Kurt L. Larsen, Trustee of The Kurt L. Larsen Revocable Trust, dated October 1, 2001, as amended and restated,

**GRANTEE(S)**, of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**


**TAX ID NO.:** 09-33-202-032 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

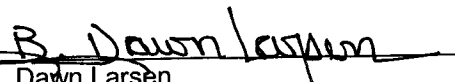
Dated this 20th day of August, 2025.

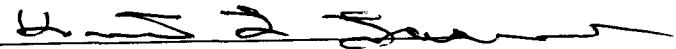
The Kurt L. Larsen Revocable Trust, dated  
October 1, 2001,  
as Amended and Restated effective July 2, 2012

BY:   
Kurt L. Larsen  
Trustee

BY:   
B. Dawn Larsen  
Trustee

The B. Dawn Larsen Revocable Trust, dated  
October 1, 2001,  
as Amended and Restated effective July 2, 2012

BY:   
B. Dawn Larsen  
Trustee

BY:   
Kurt L. Larsen  
Trustee

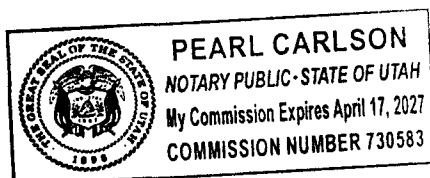
STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of August, 2025, before me, personally appeared B. Dawn Larsen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of The B. Dawn Larsen Revocable Trust, dated October 1, 2001, as Amended and Restated effective July 2, 2012.

Pearl Carlson

Notary Public



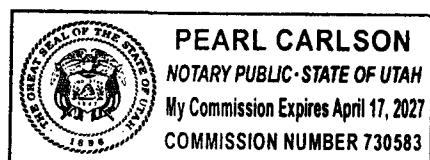
STATE OF UTAH

COUNTY OF SALT LAKE

On this 21st day of August, 2025, before me, personally appeared Kurt L. Larsen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of The B. Dawn Larsen Revocable Trust, dated October 1, 2001, as Amended and Restated effective July 2, 2012.

Pearl Carlson

Notary Public



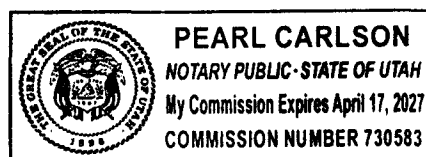
STATE OF UTAH

COUNTY OF SALT LAKE

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Pearl Carlson

Notary Public



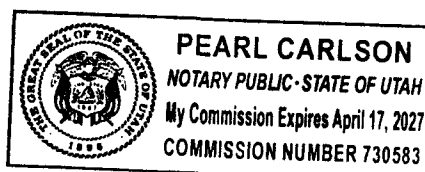
STATE OF UTAH

COUNTY OF SALT LAKE

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Pearl Carlson

Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at a point South 774.64 feet, West 841.05 feet and South 08°00'00" West 422.17 feet from the Northeast corner of Lot 2, AMENDED LOTS 2 AND 3 OF ARLINGTON HILLS PLAT "H", recorded and on file in the office of the Salt Lake County Recorder, State of Utah, and running thence South 10°53'56" East 189.32 feet; thence South 52°02'33" West 80.93 feet to a point on a 480.00 foot radius non-tangent curve to the left which radius bears South 50°47'09" West; thence 6.85 feet along the arc of said curve through a central angle of 00°49'05" thence North 08°00'00" East 232.67 feet to the point of beginning.