

14469505 B: 11620 P: 5775 Total Pages: 2
12/01/2025 08:53 AM By: sarvizo Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY
1100 SUPERIOR AVENUE, SUITE200CLEVELAND, OH 44114

Recording Requested by:

(801)578-8888

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
ALEX TURLEY
3592 S FLYNN CIR
SALT LAKE CITY, UT 84109

POOR COPY
- CO RECORDER

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **92613640LA (BM)**
A.P.N.: **16-35-130-019-0000; 16-35-130-017-0000**

Alex Turley and Estefanita Ann Turley, Trustees of The Tea Family Trust, dated June 19, 2024, Grantor, of **Salt Lake City, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Alex Turley, Grantee, of **Salt Lake City, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

Parcel 1:

Lot 28, SKYLINE PARK, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

LESS AND EXCEPTING therefrom that portion conveyed in that certain Quit Claim Deed recorded October 1, 2019 as Entry No. 13088572, in Book 10839, at Page 6969, being more particularly described as follows:

Beginning at a point on the Westerly line of Lot 28, SKYLINE PARK SUBDIVISION recorded October 1, 1965 as Entry No. 2114836, in Book DD, at Page 37, at the Office of the Salt Lake County Recorder, said point being South 45°00'00" East 37.85 feet from the Northwest corner of Lot 29, SKYLINE PARK SUBDIVISION; and running thence East 23.97 feet; thence South 11°11'11" East 30.47 feet to said Westerly line; thence North 45°00'00" West 42.27 feet along said Westerly line to the Point of Beginning.

Parcel 2:

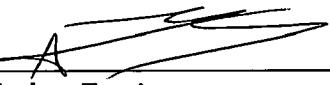
Beginning at the Northwest corner of Lot 29, SKYLINE PARK recorded October 1, 1965 as Entry No. 2114836, in Book DD, at Page 37, at the Office of the Salt Lake County Recorder,

and running thence South 26.76 feet; thence East 26.76 feet to the Easterly line of said Lot 29; thence North 45°00'00" West 37.85 feet along said Easterly line to the Point of Beginning.

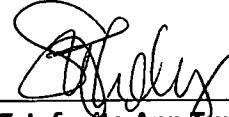
Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2025 and thereafter.

Witness, the hand(s) of said Grantor(s), this NOVEMBER 25, 2025.

The Tea Family Trust



Alex Turley, Trustee



Estefanita Ann Turley, Trustee

STATE OF Utah)
COUNTY OF Salt Lake)ss.

On November 25, 2025, personally appeared before me, **Alex Turley and Estefanita Ann Turley, Trustees of The Tea Family Trust, dated June 19, 2024**, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public
Jason Lucero
(Printed Name)
My Commission expires: June 4, 2029

