

14469507 B: 11620 P: 5792 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

*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**, Grantor, of **Salt Lake City, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

**Alex Turley and Estefanita Ann Turley, Trustees of The Tea Family Trust, dated June 19, 2024**, 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.

  
**Alex Turley**

STATE OF Utah )  
COUNTY OF Salt Lake )Ss.

On November 25, 2025, personally appeared before me, **Alex Turley**, 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 4th 2029

{Seal or Stamp}

