

ENT 1825 : 2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 10 10:15 AM FEE 40.00 BY MG
RECORDED FOR Fidelity National Title of
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO AND

MAIL TAX NOTICES TO:

Michael M. Sheppard and Juniar Wulandari as
Trustee(s) of The Michael M. Sheppard
Revocable Living Trust under Trust Instrument
dated 10/25/2004
3373 Bear Canyon Ln
Cedar Hills, UT 84062

File No.: FTUT2404656-LU

WARRANTY DEED

**Michael M. Sheppard or Juniar Wulandari, or their Successor, as Trustee Under Agreement with
The Michael M. Sheppard Revocable Living Trust dated the 25th day of October, 2004 and
amended and restated the 31st day of August, 2017**

Grantors,

City of , County of , hereby CONVEY and WARRANT to

**Michael M. Sheppard and Juniar Wulandari as Trustee(s) of The Michael M. Sheppard Revocable
Living Trust under Trust Instrument dated 10/25/2004**

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following
described tract(s) of land in Cedar Hills, State of Utah:

For APN/Parcel ID(s): 36-840-0072

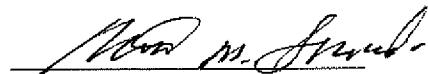
LOT 72, CANYON HEIGHTS AT CEDAR HILLS, PLAT "A", PLANNED RESIDENTIAL
DEVELOPMENT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE
UTAH COUNTY RECORDER.

The following is shown for information purposes only:

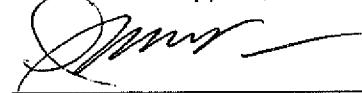
More Commonly Known as: 3373 Bear Canyon Ln, Cedar Hills, UT 84062

Subject to property taxes for the year 2025 and subsequent years; covenants, conditions, restrictions and
easements apparent or of record; all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



Michael M. Sheppard, Trustee



Juniar Wulandari, Trustee

WARRANTY DEED

(continued)

State of UTAH *(RH)*County of Utah *Salt Lake*

On this 6 day of January, in the year 2025, before me, Ryan Hoskins a notary public, personally appeared Michael M. Sheppard and Juniar Wulandari, or their Successor, as Trustee Under Agreement with The Michael M. Sheppard Revocable Living Trust dated the 25th day of October, 2004 and amended and restated the 31st day of August, 2017, 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.

Signature: 