

**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**

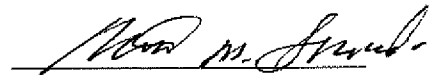
LOT 72, CANYON HEIGHTS AT CEDAR HILLS, PLAT "A", PLANNED RESIDENTIAL  
DEVELOPMENT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE  
UTAH COUNTY RECORDER.

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 Wulandar, Trustee

**WARRANTY DEED**  
(continued)

State of UTAH

SW

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:

[Handwritten Signature]

