

WHEN RECORDED, MAIL TO:

TRACY MORTGAGE COMPANY

465 EAST 200 SOUTH

SALT LAKE CITY, UTAH 84111

Space Above for Recorder's Use

3453590

WARRANTY DEED

VERNE L. TRINOSKEY and PAULA A. TRINOSKEY, his wife,
as joint tenants

KATIE L. JIXON
RECODER
ALT LAKE COUNTY

Jul 30 PM '80

of SALT LAKE CITY, County of SALT LAKE, State of Utah,
hereby CONVEY and WARRANT to PHILIP H. LUCHT, an unmarried man

of SALT LAKE CITY, County of SALT LAKE, State of Utah
for the sum of TEN AND NO/100----- DOLLARS,
and other good and valuable consideration

the following described tract of land in SALT LAKE County, State of Utah, to-wit:

Commencing 55 feet East from the Southwest corner of Lot 2, Block 148, Plat "D", Salt Lake City, Survey and running thence East 55 feet; thence North 110 feet; thence West 55 feet; thence South 110 feet to the point of beginning.

Situate in Salt Lake County, State of Utah.

SUBJECT TO CURRENT GENERAL TAXES, EASEMENTS, AND RESTRICTIONS

Subject to a Deed of Trust dated October 3, 1978 executed by Verne I. Trinoskey and Paula A. Trinoskey, his wife, to secure a note of even date thereof in favor of TRACY COLLINS BANK AND TRUST COMPANY in the amount of \$62,250.00 having a present balance of \$61,629.18.

WITNESS the hand of said grantor, this 14th day of JULY, 1980.

Signed in the presence of

VERNE L. TRINOSKEY
VERNE L. TRINOSKEY
PAULA A. TRINOSKEY
PAULA A. TRINOSKEY

STATE OF UTAH,
County of }
 } ss.

SALT LAKE ,
On the 14th day of JULY , 19 80
personally appeared before me VERNE & TRINOSKEY and PAULA A. TRINOSKEY,
his wife
the signer of the above instrument, who duly acknowledged to me that they executed the
same

My commission expires 10-26-82 Residing in SALT LAKE CITY, UTAH

APPROVED FORM — UTAH SECURITIES COMMISSION

FORM 101 — WARRANTY DEED — KELLY CO., 55 W. NINTH SO., S.L.C. L-1108

OSKEY, , 19 80
he Y executed the
2851
Notary Public.

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The Order of the Court is stated below:

Dated: October 17, 2025

/s/ **MERLINDA PHIPPS**

03:11:36 PM

District Court Clerk



Douglas K. Fadel (6726)
Jeffrey R. Mathis (15670)
THE FADEL LAW FIRM
170 West 400 South
Bountiful, Utah 84010
Telephone: (801) 294-7777
douglas@fadellaw.com
jeffrey@fadellaw.com
Attorneys for Applicant

**IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH**

IN THE MATTER OF:	LETTERS TESTAMENTARY
PHILIP HARRISON LUCHT, Deceased	Probate No: 253902461 Judge: Hon. Patrick Corum

1. MARILYN LUCHT was duly appointed and qualified as general personal representative of the estate of the above named decedent on the day listed above, by the Court, with all authority pertaining thereto.

2. Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said personal representative.

WITNESS, my signature and Seal of this Court.

DATED AND SIGNED ABOVE BY THE COURT