

WHEN RECORDED, MAIL TO:

TRACY MORTGAGE COMPANY
465 EAST 200 SOUTH
SALT LAKE CITY, UTAH 84111

Space Above for Recorder's Use

3453500

WARRANTY DEED

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

, grantor

of SALT LAKE CITY, County of SALT LAKE, State of Utah,

hereby CONVEY and WARRANT to PHILIP H. LUCHT, an unmarried man

, grantee

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, 19 80

Signed in the presence of

Verne L. Trinoskey
VERNE L. TRINOSKEY
Paula A. Trinoskey
PAULA A. TRINOSKEY

STATE OF UTAH,

County of

SALT LAKE

ss.

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

Paul Campbell
Notary Public.

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. 84111

KATIE L. BIXON
RECORDER
SALT LAKE COUNTY,
UTAH
JUL 14 3 07 PM '80

GUARDIAN TITLE CO.
REF. DEF.

400
Sign & Submit

BOOK 5123 PAGE 114

G-38870

The Order of the Court is stated below:

Dated: October 17, 2025
03:11:36 PM

/s/ MERLINDA PHIPPS
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:

PHILIP HARRISON LUCHT,

Deceased

LETTERS TESTAMENTARY

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