

Corrected Warranty Page 1 of 3

Gary Christensen Washington County Recorder

08/26/2024 12:34:35 PM Fee \$40.00 By DENTONS

DURHAM JONES PINEGAR SALT LAKE OFFICE

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WHEN RECORDED, MAIL TO:

Gregory N. Barrick, Esq.  
Dentons, Durham Jones Pinegar P.C.  
111 South Main Street, Suite 2400  
P.O. Box 4050  
Salt Lake City, Utah 84110

SEND TAX NOTICES TO:

Darlene Crosser  
536 East Sunset Stream Way  
Draper, Utah 84020

Parcel I.D. #SG-ELSE-3-317

## **Corrected Warranty Deed**

WHEREAS, under a Warranty Deed, dated April 9, 2024, and recorded with the Washington County Recorder's office on May 14, 2024, as Document Entry Number 20240014973 (the "Original Deed"), CARL ROBERT CROSSER III (the "Grantor") transferred to DARLENE CROSSER, or her successors, as Trustee of The Darlene Stephens Crosser Revocable Trust, under a Declaration of Trust dated February 14, 2024, of 536 East Sunset Stream Way, Draper, Utah 84020, Grantee, the real property identified below; and

WHEREAS, upon acceptance of the Original Deed, the Washington County Recorder's office advised the Grantor that the name of CARL ROBERT CROSSER III as it appeared on the records of the County Recorder was without his middle name of ROBERT; and

WHEREAS, the Grantor has determined to correct the Original Deed to reflect the name of CARL ROBERT CROSSER III as it appeared in the Original Deed.

NOW, THEREFORE, the undersigned, CARL ROBERT CROSSER III, also known as CARL CROSSER III, Grantor, of Draper, Salt Lake County, Utah, hereby CONVEYS AND WARRANTS, to the extent provided below, but not otherwise, to DARLENE CROSSER, or her successors, as Trustee of The Darlene Stephens Crosser Revocable Trust, under a Declaration of Trust dated February 14, 2024, of 536 East Sunset Stream Way, Draper, Utah 84020, Grantee, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Washington County, State of Utah, and more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantors as of the 15 day of August, 2024.



Carl Robert Crosser III

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.



On the 15 day of <sup>Aug</sup>~~June~~, 2024, personally appeared before me CARL ROBERT CROSSER III, the signer of the within instrument, who duly acknowledged to me that he executed the same.

  
NOTARY PUBLIC

Grantee's Address:

536 East Sunset Stream Way  
Draper, Utah 84020

EXHIBIT "A"  
To Corrected Warranty Deed,  
Executed by  
Carl Robert Crosser III

The following-described real property located in Washington County,  
State of Utah, and more particularly described as follows:

Lot 317, ESCAPES AT THE LEDGES - PHASE 3, according to the  
Official Plat thereof, on file in the Office of the Recorder  
of Washington County, State of Utah.

The following is shown for information purposes only:  
Parcel ID No. SG-ELSE-3-317