

Prepared For Deed Preparation

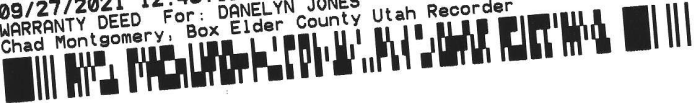
Only By

Carolyn A. Christensen
1269 N. 500 W.
Brigham City, Utah 84302

After Recording mail this Deed and
Tax Statements to:

Grantees:
Carolyn A. Christensen
1269 N. 500 W.
Brigham City, Utah 84302

Entry No. 440502 B: 1493 P: 1402
09/27/2021 12:49:15 PM FEE \$40.00 Pages: 3
WARRANTY DEED For: DANELYN JONES
Chad Montgomery, Box Elder County Utah Recorder



ABSTRACTED WITH ERROR
IN THE LEGAL DESCRIPTION

Space above this line for recorder's use

UTAH WARRANTY DEED

This Warranty Deed is made by CAROLYN A. HESTER, nka CAROLYN A. CHRISTENSEN, as Settlor and Trustee of the, CAROLYN A. HESTER FAMILY TRUST dated the 17th of September 1982, with a mailing address of 1269 N. 500 W. Brigham City, Utah 84302 (herein after referred to as the Grantor”) and CAROLYN ANN CHRISTENSEN, sole Trustee, or her successors in trust, under THE CAROLYN CHRISTENSEN FAMILY TRUST dated June 07, 2021, and any amendments thereto, with a mailing address of 1269 N. 500 W. Brigham City, Utah 84302 (hereinafter referred to as the “Grantee”).

The Grantor, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the Grantee, their heirs and assigns, the following described premises located in the County of Box Elder, State of Utah, described as follows:

ALL OF LOT 3, NORTH FORTY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JANUARY 8, 2004, ENTRY NUMBER ~~195336~~ 195337 ON FILE AND OF RECORD IN THE BOX ELDER COUNTY RECORDER’S OFFICE

TAX ID 03-241-0003

PROPERTY ADDRESS: 1269 N. 500 W. BRIGHAM CITY, UTAH 84302

Subject to current and general taxes for the year 2021, all subsequent years, any and all easements, rights-of-way, covenants, conditions, restrictions, and reservations appearing of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees, their heirs, and assigns, forever. The Grantor covenants with the Grantees that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantees shall enjoy the same without any lawful disturbance; that the Grantor will, on demand, execute and deliver to the Grantees, at the expense of the Grantor, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantor warrants to the Grantees and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws, and restrictions of record.

CAROLYN A. HESTER nka CAROLYN A. CHRISTENSEN
GRANTOR NAME

Carolyn A. Christensen as Trustee
GRANTOR SIGNATURE

DATED: 9/25/2021

Danelyn R Jones
Witness Name

[Signature]
Witness Signature

DATED: 9-25-2021

Notary Acknowledgment

STATE OF UTAH

COUNTY OF BOX ELDER

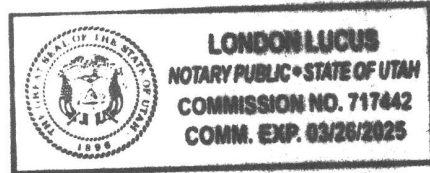
The foregoing was acknowledged before me this 25th day of September 2021, by the undersigned, CAROLYN A. HESTER nka CAROLYN A. CHRISTENSEN, who is personally known to me or satisfactorily proven to me to be the persons whose name is subscribed to the within instrument.

London Lucus

Printed Name of Notary Public

[Signature]

Signature of Notary Public



My commission expires: 03/26/2025

(seal)