B: 1506 P: 0045 Ent: 444851

Chad Montgomery Box Elder County Utah Recorder 12/15/2021 04:23 PM Fee \$40.00 Page 1 of 1

For VOYANT LEGAL

Electronically Recorded By SIMPLIFILE LC E-RECORDING

This Document Prepared By:

VOYANT LEGAL PLLC 991 Shepard Lane, Suite 210 Farmington, Utah 84025

After Recording, Return and Mail Tax Statements To:

Tim and Ruth Pearl 130 West 780 South Garland, Utah 84312

APN: 06-176-0039

## WARRANTY DEED

TIM PEARL and RUTH PEARL, as joint tenants, GRANTORS,

Whose current mailing address is 130 West 780 South, Garland, Utah 84312;

HEREBY convey and warrant to

TIMOTHY PEARL and RUTH PEARL, Trustees of THE T&R PEARL FAMILY TRUST, U/A dated November 10, 2021, and any trustee(s) in succession, GRANTEES,

Whose mailing address is 130 West 780 South, Garland, Utah 84312;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Box Elder, State of Utah:

LOT 45, KIRKLAND SUBDIVISION NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MAY 24, 2006 AS ENTRY NO. 228867, RECORDS OF BOX ELDER COUNTY, UTAH.

More commonly known as 130 West 780 South, Garland, Utah 84312.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantor, this 10th day of November 2021

STATE OF UTAH

) ss.

COUNTY OF DAVIS

On this November 10, 2021, personally appeared before me TIM PEARL and RUTH PEARL, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.

> RONNIE LYNCH otary Public, State of Utah Commission # 708902 Commission Expires On October 23, 2023

PUBLIC

My commission expires: 10/23/2023