

MAIL TAX NOTICES TO GRANTEE AT:  
**848 S 900 W**  
**TOOELE, UT 84074**



Property Reference Information:  
Tax Parcel No(s): **14-027-0-0004**  
Property Address(es) (if any):  
**848 S 900 W, TOOELE, UT 84074**

## **WARRANTY DEED**

**BRANDON ANDERSON** ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

**NICHOLAS CHARLES ESTRADA** ("Grantee")

in fee simple the following described real property located in **TOOELE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**LOT 4, WEST MEADOWS PLAT "A" AMENDED, AMENDING LOTS 3 - 8 AND 48 - 50 OF WEST MEADOWS PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER, UTAH.**

**LESS AND EXCEPTING ANY AND ALL WATER RIGHTS ASSOCIATED HEREWITH.**

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL50586C**  
Tax Parcel No(s): **14-027-0-0004**  
Property Address(es) (if any):  
**848 S 900 W, TOOELE, UT 84074**


**-Signature Page to Warranty Deed-**

Witness the hand of Grantor this 3 day of **FEBRUARY, 2023**.

  
\_\_\_\_\_  
**BRANDON ANDERSON**

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 3 day of **February, 2023**, personally appeared before me **BRANDON ANDERSON**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.

  
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NOTARY PUBLIC

