

14348456 B: 11551 P: 1782 Total Pages: 2
02/19/2025 09:12 AM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
4487 Arcadia LLC, a Utah limited liability company
1685 E. Haven Brook Circle
Murray, Utah 84121



File No.: 186476-LKP

WARRANTY DEED

Kenneth Hopps aka Kenneth J. Hopps, as to a 50% interest,

GRANTOR(S), of Holladay, State of Utah, hereby conveys and warrants to

4487 Arcadia LLC, a Utah limited liability company,

GRANTEE(S), of Holladay, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

Unit 4487, in Building 2, contained within ARCADIA PARK CONDOMINIUMS OF HOLLADAY, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on January 24, 1979 as Entry No. 3227679 in Book 79-1 of Plats at Page 25 and in the declaration recorded January 24, 1979 as Entry No. 3227680 in Book 4804 at Page 423 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

TAX ID NO.: 22-03-302-002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 7 day of February, 2025.

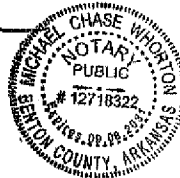
Kenneth J. Hopps
Kenneth Hopps aka Kenneth J. Hopps

STATE OF Arkansas

COUNTY OF Benton

On this 7 day of February, 2025, before me, personally appeared Kenneth Hopps aka Kenneth J. Hopps, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

Michael Chase Zuh
Notary Public



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File No.: 186476-LKP

PERSONAL REPRESENTATIVE'S DEED

This Deed made by **Kenneth J. Hopps**, as Personal Representative of the Estate of **Patricia Hopps**, as to a 50% interest

GRANTOR(S), of Holladay, State of Utah,
to **4487 Arcadia LLC, a Utah limited liability company**,

GRANTEE(S), of Holladay, State of Utah

Whereas, Grantor is the qualified personal representative of said estate as shown in the Letters of Administration or Letters Testamentary, filed as Probate Number 253900372 in the Third District Court, Utah:

Therefore, for valuable consideration received, Grantor sells and conveys to Grantee the following described real property in **Salt Lake** County, State of Utah:

Unit 4487, in Building 2, contained within **ARCADIA PARK CONDOMINIUMS OF HOLLADAY**, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on January 24, 1979 as Entry No. 3227679 in Book 79-1 of Plats at Page 25 and in the declaration recorded January 24, 1979 as Entry No. 3227680 in Book 4804 at Page 423 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

TAX ID NO.: 22-03-302-002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions and easements of record; and all applicable zoning laws and ordinances.

Dated this 7th day of February, 2025.

Kenneth J. Hopps
Kenneth J. Hopps

STATE OF Arkansas

COUNTY OF Benton

On this 7th day of February, 2025, before me, personally appeared Kenneth J. Hopps, and as Personal Representative of the Estate of Patricia Hopps, as to a 50% Interest, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

Michael Chase Zut
Notary Public

