

MATHESON, JEPSON & GARDNER

Attorneys at Law

Recorded at Request of 419 East First South

at M. Fee Paid \$ Salt Lake City, Utah 84111

by (801) 363-2244

Dep. Book Page Ref.

Mail tax notice to Virginia T. Bradford Address 2159 Sherman Ave. SLC, UT 84108

3329756

WARRANTY DEED

VIRGINIA T. BRADFORD, a woman grantor
of SALT LAKE CITY, County of SALT LAKE, State of Utah, hereby
CONVEYS and WARRANTS to

VIRGINIA T. BRADFORD, Trustee, of the VIRGINIA TAYLOR BRADFORD
FAMILY TRUST dated July 19, 1979.

of SALT LAKE CITY, COUNTY OF SALT LAKE, UTAH grantee
for the sum of
-----TEN----- DOLLARS,
and other good and valuable consideration
the following described tract of land in SALT LAKE County,
State of Utah:

BEGINNING at a point East 561.0 feet and South
170.0 feet from the Northwest corner of Lot 11,
Block 15, Five Acre Plat "C", Big Field Survey;
and running thence South 177.1 feet to the North
line of Sherman Avenue, thence East 54.0 feet; thence
North 177.1 feet; thence West 54.0 feet to the point
of beginning.

SUBJECT to easements and restrictions of record.

\$4.00
Aug 30 10 03 AM '79
KATIE L. DIXON
RECORDS
SALT LAKE COUNTY,
UTAH
Matheson, Jepson & Gardner
Evelyn Thompson
REF. 100 of 100 pages
11/11/1979
18th

WITNESS, the hand of said grantor, this
August, A. D. 1979.

Signed in the Presence of

Virginia T. Bradford

STATE OF UTAH,

County of SALT LAKE

ss.

On the 28th day of August, A. D. 1979

personally appeared before me
VIRGINIA T. BRADFORD, A Woman
the signer of the within instrument, who duly acknowledged to me that she executed the
same.



Stuart D. Matheson
Notary Public.

My commission expires Aug. 10, 1981 Residing in Salt Lake County, Utah

When Recorded Mail To:
Ann Dunford
2169 E. Sherman Ave.
Salt Lake Utah 84108

13891303 B: 11306 P: 1042 Total Pages: 1
02/15/2022 08:35 AM By: salvarado Fees: \$40.00
AFFID- AFFIDAVIT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PARAMOUNT TITLE CORPORATION
1326 SOUTH 900 EASTSALT LAKE CITY, UT 84105

AFFIDAVIT

We, Annette Bradford Dunford and Barbara Bradford-Brinton, being citizens of the United States of America, of legal age, represent the following:

1. We are the successor trustees of the The Virginia Taylor Bradford Family Trust Dated July 19, 1979, Re-Styled and as Amended by subsequent Amendments, the most recent being a Second Amendment dated September 14, 2018, wherein paragraph 1. States that the Beneficiaries of said Trust appoint us, the undersigned persons to act as the current Co-Trustees of said Trust and that we have the right and power to convey the following described real property located in Salt Lake County, State of Utah:

BEGINNING at a point East 561.0 feet and South 170.0 feet from the Northwest corner of Lot 11, Block 15, Five Acre Plat "C", Big Field Survey; and running thence South 177.1 feet to the North line of Sherman Avenue, thence East 54.0 feet; thence North 177.1 feet; thence West 54.0 feet to the point of beginning.

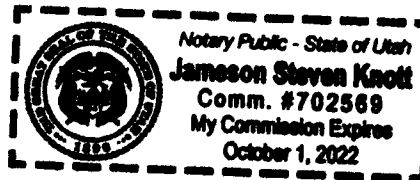
16-10-360-020

2. The afforescribed property being the same conveyed in that certain Warranty Deed dated August 28, 1979, recorded August 30, 1979, as Entry No. 3329756, in Book 4934, at page 134, Salt Lake County Recorder.

Annette Bradford Dunford
Annette Bradford Dunford, Co-Trustee and

Barbara Bradford Brinton
Barbara Bradford Brinton, Co-Trustee

STATE OF UTAH)
COUNTY OF Salt Lake) ss.



On the 14th day of February, 2022, personally appeared before me Annette Bradford Dunford and Barbara Bradford-Brinton, Co-Trustees of the Virginia Taylor Bradford Family Trust, dated July 19, 1979, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.

My commission expires: 10-1-22

Jameson Steven Knott
Notary Public
Residing at: SLC, UT

This document filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.