Recording Requested by: First American Title Insurance Company 7730 South Union Park Ave, Ste 110 Midvale, UT 84047 (801)569-3369

AFTER RECORDING RETURN TO: Ian Steiner 1147 East 900 South Salt Lake City, UT 84105 11196710 6/10/2011 2:11:00 PM \$16.00 Book - 9930 Pg - 1670-1672 Gary W. Ott Recorder, Salt Lake County, UT FIRST AMERICAN TITLE BY: eCASH, DEPUTY - EF 3 P.

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## **WARRANTY DEED**

Escrow No. **051-5322351** (CJT) A.P.N.: **16-08-253-029-0000** 

Jonathan P. Larkin and Minna E. Lindgren-Larkin, husband and wife, as joint tenants, Grantor, hereby CONVEY AND WARRANT to

Kan Strings: Ian M. Steiner, an unmarried man Grantee, of Salt Lake City, Salt Lake County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

THE EAST 13 1/2 FEET OF LOT 43, ALL OF LOT 44, AND THE WEST 1.5 FEET OF LOT 45, BLOCK 15, FREMONT HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

WITNESS the hand of said Grantor, on 9 June, 20 11.

X Good Pil	x la du di leve
Janathan P. Larkin	Minna E. Lindgren-Earkin
STATE OF	) )Ss.
COUNTY OF	)
	, personally appeared before me, <b>Jonathan P. Larkin and</b> of the within instrument, who duly acknowledged to me that he/she
Notary Public	- Secretary
(Printed Name)	——— <del>**</del>
My Commission expires:	(Seal or Stamp)

-3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT		
State of California	}	
County of SANTA CRUZ	}	
On 6-7-1 before me, CARY (OCEMAN Notart PV7) C. Here Insert Name and Title of the Officer		
personally appeared Jonathan P. Carkin Hame(s) of Some(s)		
Minna E Lindgren - Larkin		
	who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the	
	within instrument and acknowledged to me that ne/ehe/they executed the same in his/her/their authorized	
	capacity(ies), and that by his/her/their signature(s) on the	
	nstrument the person(s), or the entity upon behalf of	
V	which the person(s) acted, executed the instrument.	
	certify under PENALTY OF PERJURY under the laws	
COMM. #1826840 of the State of California that the foregoing paragraph NOTARY PUBLIC - CALIFORNIA E true and correct.		
SANTA CRUZ COUNTY My Comm. Expires December 14, 2012	MITNICO muchood and attacked a	
	WITNESS my hand and official seal	
Place Notary Seal Above	Signature Signature of Notion Public	
OPTIONAL -		
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.		
Description of Attached Document		
Title or Type of Document:		
Document Date: Number of Pages:		
Signer(s) Other Than Named Above:		
Capacity(ies) Claimed by Signer(s)		
Capacity(ies) Claimed by Signer(s)	•	
Signer's Name:	Signer's Name:	
☐ Individual ☐ Corporate Officer — Title(s):	☐ Individual ☐ Corporate Officer — Title(s):	
□ Partner □ Limited □ Congret	C Portner D Limited D Coneral	
☐ Attorney in Fact ☐ Attorney in Fact	☐ Attorney in Fact OF SIGNER	
☐ Trustee Top of thumb here	☐ Trustee Top of thumb here	
☐ Guardian or Conservator	☐ Guardian or Conservator	
□ Other:	☐ Other:	
Signer Is Representing:	Signer Is Representing:	

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