

11871877
6/25/2014 3:47:00 PM \$14.00
Book - 10241 Pg - 281-283
Gary W. Ott
Recorder, Salt Lake County, UT
BONNEVILLE SUPERIOR TITLE
BY: eCASH, DEPUTY - EF 3 P.

Prepared by: Curtis R. Hussey, Esq. – Utah Bar No.: 5488
Post Office Box 1896, Fairhope, AL 36532-1896
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: All Star Title, 6225 Smith Avenue, Suite 202, Baltimore, MD 21209

01459-6068
Tax No.: 27-27-151-006-0000

14-7619

WARRANTY DEED

FOR VALUABLE CONSIDERATION of Ten Dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, JOHN S. FRISBY, Trustee of THE FRISBY FAMILY TRUST dated February 28, 2011, and CONNIE E. FRISBY, Trustee of THE FRISBY FAMILY TRUST dated February 28, 2011, whose mailing address is 2131 West 11970 South, Riverton, UT 84065, hereinafter referred to as “Grantor”, does hereby grant, convey and warrant by unto JOHN S. FRISBY and CONNIE E. FRISBY, husband and wife, as joint tenants with rights of survivorship, whose mailing address is 2131 West 11970 South, Riverton, UT 84065, hereinafter referred to as “Grantee”, the following described tract of land, together with all improvements located thereon, in the County of Salt Lake, State of Utah, to-wit:

Lot 24 Brookwood Estates No. 4 Subdivision, according to the Official Plat thereof, as recorded in the Office of the Sale Lake County Recorder, State of Utah.

It being the same property conveyed to the Grantor herein by Special Warranty Deed dated February 28, 2011, recorded on March 25, 2011 in Book 9913, Page 7368, in the Office of the County Recorder of Salt Lake County, Utah.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 36923**

Being commonly known as: 2131 West 11970 South, Riverton, UT 84065

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances, rights, and privileges thereunto belonging.

GRANTOR WARRANTS that Grantor lawfully owns fee simple title to the premises, and Grantor, the Grantor's heirs and personal representatives will forever warrant and defend the title of the premises in the Grantee, the Grantee's heirs and assigns, against any lawful claims whatsoever.

TO HAVE AND TO HOLD to the said Grantee as joint tenants with rights of survivorship, their heirs, personal representatives, executors and assigns forever.

WITNESS, Grantor's hand this the 17 day of June, 2014.

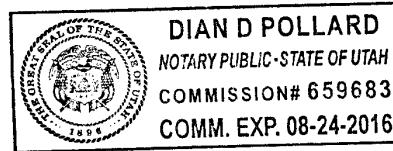
JOHN S. FRISBY, Trustee of THE FRISBY FAMILY TRUST dated February 28, 2011

By, John S. Frisby, Trustee (seal)
JOHN S. FRISBY, Trustee

STATE OF UTAH
COUNTY OF Salt Lake

On this 17 day of June, 2014, before me personally appeared JOHN S. FRISBY, as Trustee of THE FRISBY FAMILY TRUST dated February 28, 2011 to me known to be the person who executed the foregoing instrument, and that they thereupon duly acknowledged to me that they executed the same to be their free act and deed with full authority on behalf of said trust.

[Signature]
Notary Public
My Commission expires: 8-24-16



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 36923

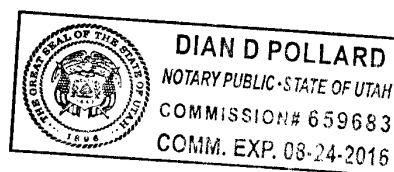
CONNIE E. FRISBY, Trustee of THE FRISBY
FAMILY TRUST dated February 28, 2011

By, Connie E. Frisby Trustee (seal)
CONNIE E. FRISBY, Trustee

STATE OF UTAH
COUNTY OF Salt Lake,

On this 17 day of JUNE, 2014, before me personally appeared
CONNIE E. FRISBY, as Trustee of THE FRISBY FAMILY TRUST dated February 28, 2011 to
me known to be the person who executed the foregoing instrument, and that they thereupon duly
acknowledged to me that they executed the same to be their free act and deed with full authority
on behalf of said trust.

[Signature]
Notary Public
My Commission expires: 8-24-14



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 36923**