

**ENTRY NO. 01210845**

10/12/2023 10:39:16 AM B: 2797 P: 1088

Warranty Deed PAGE 1/4

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY ANN TAYLOR



RECORDING REQUESTED BY:  
Ann Taylor

INSTRUMENT PREPARED BY:  
Collin George Cowley  
2510 E Chalet Rd  
Cottonwood Heights, Utah 84093

(Above reserved for official use only)

RETURN DEED TO:  
Ann Taylor  
2510 E Chalet Rd  
Cottonwood Heights, Utah 84093

SEND TAX STATEMENTS TO:  
Ann Taylor  
2510 E Chalet Rd  
Cottonwood Heights, Utah 84093

Collin George Cowley  
2510 E Chalet Rd  
Cottonwood Heights, Utah 84093

## GENERAL WARRANTY DEED FOR UTAH

STATE OF UTAH  
COUNTY OF SUMMIT

THIS DEED is made this day of September 27, 2023, by and between the  
"Grantor,"

Collin George Cowley, a married individual residing at 2510 E Chalet Rd, Cottonwood  
Heights, Utah 84093

AND the "Grantees,"

Ann Taylor, a married individual residing at 2510 E Chalet Rd, Cottonwood Heights,  
Utah 84093

Collin George Cowley, a married individual residing at 2510 E Chalet Rd, Cottonwood  
Heights, Utah 84093

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys, sells, and grants to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Summit county, Utah, free of encumbrances or other restrictions except as may be specifically set forth herein:

Property Address: 62 Navajo Way, 63 Navajo Way, 64 Navajo Way, Oakley, Utah 84055

Legal Description: •LOT 62 ASPEN ACRES HISTORICALLY DESC S:BEG N 2215.21 FT & W 2076.15 FT FROM SE COR SEC 27 T1NR7E SLBM TH S 89\*30' W 118.85 FT; N 6\*47' W 233.55 FT TO C/L 50 FT R/W; TH N 63\*35' E 195.65 FT ALONG C/L; TH S 0\*12' W 96.51 FT; TH S 7\*19' W 223.22 FT TO BEG CONT 0.95 ACRESWWD-430 M2-166 (LOT 62 0.98 ASPEN ACRES) (PRIOR TO 1997 ASSESSED UNDER CD-671-35) 1319-42 2530-1144. Prior Instrument Reference: Book 2530, Page 1144, Document No. 01118435, of the Recorder of Summit. AP-62

Legal Description: •LOT 63 ASPEN ACRES HISTORICALLY DESC AS: BEG N 2549.28 FT & W 1809.88 FT FROM SE COR SEC 27 T1NR7E SLBM SD PT BEING C/L50 FT R/W; TH S 85\*58' W 211.85 FT; S 0\*12' W 100.05 FT; S 85\*56' E 73.11 FT; S76\*13' E 96.12 FT; TO CENTER R/W; TH N 18\*00' W 150.0 FT TO BEG CONT 0.51 ACWWD-313 M31-541 (LOT 63 ASPEN AC 0.514) (PRIOR TO 1997 ASSESSED UNDER CD-671-15) 1727-1720 2316-1609. Prior Instrument Reference: Book 2316, Page 1609, Document No. 01029229, of the Recorder of Summit. AP-63

Legal Description: LOT 64 ASPEN ACRES HISTORICALLY DESC AS: BEG N 2168.86 FT & W 1933.49 FT FROM SE COR SEC 27 T1NR7E SLBM; TH N 72\*00' W 150.0 FT; N 7\*19' E 223.22 FT; N 0\*12' E 96.51 FT TO CENTER 50 FT R/W; TH N 85\*58' E 25.07 FT ALONG C/L; S 0\*12' W 100.05 FT; S 85\*56' W 73.11 FT; S 76\*13' E 96.12 FT TO C/L 50 FT R/W; TH S 18\*00' W 250.0 FT TO BEG SUBJECT TO R/W.76 AC(APPROX LOT 64 0.983 ASPEN ACRES) (PRIOR TO 1997 ASSESSED UNDER CD-671-73) 1414-9511727-1720 2316-1610 Prior Instrument Reference: Book 2316, Page 1610, Document No. 01029230, of the Recorder of Summit. AP-64

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

**Signatures**

Grantor signed, sealed, and delivered this general warranty deed to Grantee on 9/29/23 (date).

Grantor (or authorized agent)

x/ Collin George Cowley

Print Name: Collin George Cowley

Spousal Acknowledgment:

I, Ann Taylor (name of Collin George Cowley's spouse), residing at

2510 E Chalk Rd  
Cottonwood Heights, UT 84093

\_\_\_\_\_, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantees.

x/ Ann Taylor

NOTARY ACKNOWLEDGMENT

UTAH  
COUNTY OF SALT LAKE

On September 29, 23 before me, Elizabeth Flowers, personally appeared Collin George Cowley and Collin George Cowley's spouse, Ann Taylor, personally known to me or proved 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 02/21/24

Elizabeth Flowers  
Notary Public, Utah

