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3/23/2020 9:09:00 AM \$40.00
Book - 10913 Pg - 3368-3369
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
7730 South Union Park Ave, Ste 650
Midvale, UT 84047
(801)255-4800

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Kevin Andersen and Jennifer Andersen
2774 East Glenn Abbey Circle
Sandy, UT 84093

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

SPECIAL WARRANTY DEED

Escrow No: **394-6030759 (JW)**
A.P.N.: **28-11-204-019-0000**

Kevin Andersen and Jennifer Andersen, Grantor, of **Sandy**, **Salt Lake City** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Kevin Thomas Andersen and Jennifer Lynn Lahti Andersen, as Trustees of The Kevin and Jennifer Andersen Revocable Trust, dated 12/7/2016, Grantee, of **Salt Lake City**, **UT** 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**:

PARCEL 1:

LOT 705, SUNSET RIDGE NO. 7, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 2:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 89°43'53" EAST 465.72 FEET MORE OR LESS; THENCE SOUTH 9.62 FEET MORE OR LESS; THENCE NORTH 89°04'28" WEST 141.7 FEET MORE OR LESS; THENCE NORTH 89°04'27" WEST 324.08 FEET TO BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this

3/20/2020

[Signature]
Kevin Andersen

[Signature]
Jennifer Andersen

STATE OF Utah)

County of Salt Lake) ss.

On 3/20/2020, before me, the undersigned Notary Public, personally appeared **Kevin Andersen and Jennifer Andersen**, personally known to me (or 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 he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

My Commission Expires:

[Signature]
Notary Public

ACCOMMODATION RECORDING ONLY
This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Company makes no representation as to the condition of title and hereby expressly disclaims any responsibility or liability for the content, validity, accuracy, sufficiency, or effects of the document.

