

Send Tax Notices To:
Tanner Eldredge, Ttee
Laura Eldredge, Ttee
7256 Viansa Ct.
Midvale, UT 84047

13414872
10/2/2020 11:42:00 AM \$40.00
Book - 11031 Pg - 7037-7038
RASHELLE HOBBS
Recorder, Salt Lake County, UT
STRONG & HANNI
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

TANNER MARK ELDREDGE, a married man, Grantor, of Salt Lake County, Utah, hereby Conveys and Warrants to TANNER ELDREDGE and LAURA ELDREDGE, AS TRUSTEES OF THE TANNER AND LAURA ELDREDGE FAMILY TRUST under agreement dated 10-01-2020, 2020, Grantee, of 7256 Viansa Ct., Midvale, Salt Lake County, Utah for TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

All of Lot 9, contained within VIANSA VILLAS, P.U.D., as said Lot is identified in the Plat of said Development, recorded in Salt Lake County, Utah, as Entry No. 10110566, in Book 2007P, at Page 213, and in the Declaration of Covenants, Conditions and Restrictions, recorded in Salt Lake County, Utah, on June 04, 2007, as Entry No. 10120244, in Book 9473, at Page 1148, and any and all amendments thereto.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot and Fort Union Boulevard, a physically open and legally dedicated public street.

Less and Excepting from the Common Areas that portion of Viansa Villas PUD, as disclosed by that certain Boundary Line Adjustment Agreement, recorded November 3, 2008, as Entry No. 10554730 in Book 9656 at Page 3491 of Official Records, lying South of the following described line:

Beginning at a point on the Westerly boundary line of Viansa Villas Subdivision, as recorded in the office of the Salt Lake County Recorder, as Entry No. 10110566, in Book 2007P of Plats, at Page 213, said point being located South 737.01 feet and East 106.97 feet from a Salt Lake County monument located at 300 East and Fort Union Boulevard; running thence South 89°56'16" East 230.15 feet to the Easterly boundary of said subdivision.

Tax ID No.: 22-30-251-109-0000


Street Address: 7256 Viansa Court, Midvale, UT

TOGETHER WITH any buildings, improvements, water rights, water shares, and all rights-of-way, easements, privileges and appurtenances.

SUBJECT TO all trust deeds, mortgages, encumbrances, easements, restrictions, and rights of way of record and general property taxes for the current year which remain unpaid to the date hereof.

The purpose of this deed is to convey the above-described property into the Tanner and Laura Eldredge Family Trust, under agreement dated 10-1, 2020, as the trust agreement may be amended or restated from time to time.

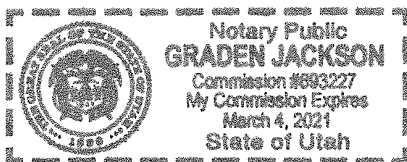
WITNESS, the hand of said Grantor this 1st day of October, 2020.

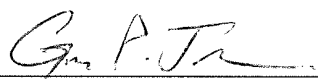


Tanner Mark Eldredge

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 1st day of October, 2020, by Tanner Mark Eldredge, Grantor.





Notary Public