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1/6/2021 11:00:00 AM \$40.00
Book - 11094 Pg - 2513-2514
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PARAMOUNT TITLE
BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICE TO:
Grantee
1160 South Foothill Drive #233
Salt Lake City, UT 84108

Paramount Title Corp. File No. 20-10918
PARCEL I.D. #16-10-354-034

Warranty Deed

Patricia S. Fletcher, Trustee, to be held pursuant to the terms of an unrecorded Declaration of Trust dated November 14, 2008, creating a trust commonly known as the Patricia S. Fletcher Family Trust

Grantor(s) of Salt Lake City, State of Utah, hereby CONVEY(S) AND WARRANT(S) to

Cesar Hernandez and Jessica Hernandez, as joint tenants

Grantee(s) of Salt Lake City, State of Utah, for the sum of
OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS,
the following described tract of land in Salt Lake County, State of Utah:

Unit 233, in Building 2, FOOTHILL GARDENS, a Utah Condominium Project, according to the Record of Survey Map filed for record as Entry No. 3286653, in Book 79-5 of Plats, at Page 206, together with appurtenant undivided ownership interest in the common areas and facilities, all of which is defined and described in the Condominium Declaration for Foothill Gardens, filed for record as Entry No. 3286652, in Book 4870, at Pages 746 through 801 of Official Records and the First Amendment to the Condominium Declaration for Foothill Gardens, a Utah Condominium Project, recorded November 1, 1982 as Entry No. 3725664, in Book 5417, at Pages 136 through 141 of Official Records, Second Amendment to the Condominium Declaration for Foothill Gardens, a Utah Condominium Project, recorded July 1, 1991, as Entry No. 5090910, in Book 6332 at pages 1820 through 1822 of Official Records and the Third Amendment to the Condominium Declaration for Foothill Gardens, a Utah Condominium Project, recorded September 4, 1991, as Entry No. 5121844, in Book 6353 at pages 409 through 412 of Official Records.

Subject to easements, restrictions, reservations, and rights of way of record.
Subject to annual property taxes for 2021 and subsequent years thereafter.

WITNESS the hand(s) of said grantor(s), this 5th day of January, 2021


Patricia S. Fletcher Family Trust,
Dated November 14, 2008

By: 
Patricia S. Fletcher, Trustee

Warranty Deed (continued...)

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 5th day of January, 2021 personally appeared before me Patricia S. Fletcher, Trustee, of the Patricia S. Fletcher Family Trust, dated 11/14/2008, the signer(s) of the above instrument, who duly acknowledged to me that she executed the same.

My Commission Expires: 7/10/24  Notary Public residing at: SLC, UT

