MAIL TAX NOTICES TO GRANTEE(S) AT: 997 East Deer Heights Court, DRAPER, UT 84020



13630157 4/13/2021 2:15:00 PM \$40.00 Book - 11156 Pg - 2075 **RASHELLE HOBBS** Recorder, Salt Lake County, UT GT TITLE SERVICES SLC BY: eCASH, DEPUTY - EF 1 P.

Property Reference Information: Tax Parcel No(s).: 34-05-377-010 Property Address(es) (if any):

997 East Deer Heights Court, DRAPER, UT 84020

WARRANTY DEED

James Denny Gibson as Trustee of The James D Gibson Trust U/A/D May 6, 2020 (hereafter referred to as "Grantor"), in exchange for good and valuable consideration, hereby conveys and warrants to

James Gibson, a married man

the certain real property located in SALT LAKE County, Utah, described as follows:

LOT 303, DEER RUN PRESERVE PHASE 3 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

THE INDIVIDUAL WHO SIGNS THIS DEED HEREBY CERTIFIES THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this O q day of APRIL, 2021

ames Denny Gibson, Trustee

STATE OF UTAH

COUNTY OF _ WAL

) SS.

o day of **April, 2021**, personally appeared before me **James Denny Gibson**, the named signer of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he/she duly acknowledged that he/she is the Trustee of The James D Gibson Trust U/A/D May 6, 2020 and that he/she executed this instrument in behalf of said Trust as Trustee by authority of the terms thereof. Witness my hand and official seal

> **BECKY HADLOCK** NOTARY PUBLIC+STATE OF UTAH COMMISSION#702377 COMM. EXP. 10-17-2022