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5/11/2021 10:59:00 AM \$40.00
Book - 11172 Pg - 2885-2887
RASHELLE HOBBS
Recorder, Salt Lake County, UT
REAL ADVANTAGE TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

Send Tax Statements To:
Grantee
RYAN
3687 East Cove Point Drive
Salt Lake City UT 84109

WARRANTY DEED

File #: 203011SH
Tax Parcel No.: 16-36-304-019

Crista J. Ryan and Timothy D. Ryan, Trustees, or their successors in trust, under the Crista J. Ryan Living Trust, dated May 8, 2013, and any amendments thereto, as to an undivided one-half interest and Timothy D. Ryan and Crista J. Ryan, Trustees, or their successors in trust, under the Timothy D. Ryan Living Trust, dated May 8, 2013, and any amendments thereto, as to an undivided one-half interest, as Tenants In Common

GRANTOR, hereby CONVEY(S) AND WARRANT(S) TO

Timothy D. Ryan

GRANTEE,
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s)
of land in Salt Lake County, State of Utah, described as follows:

See Exhibit 'A'

Also known by street and number as: 3687 East Cove Point Drive, Salt Lake City, UT 84109

Subject to easements, restrictions, and rights of way appearing of record and enforceable in law and equity, and general property taxes for the year 2021 and thereafter.

Witness, the hand of said Grantor, this 10th day of May, 2021

By: *Crista J. Ryan*
Crista J. Ryan

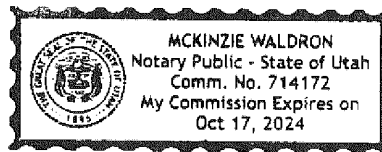
By: *[Signature]*
Timothy D. Ryan

STATE OF UT

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 10 day of May, 2021, by **Crista J. Ryan and Timothy D. Ryan, Trustees, or their successors in trust, under the Crista J. Ryan Living Trust, dated May 8, 2013, and any amendments thereto and Timothy D. Ryan and Crista J. Ryan, Trustees, or their successors in trust, under the Timothy D. Ryan Living Trust, dated May 8, 2013, and any amendments thereto,** the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Mckinzie Waldron
Notary Public



Escrow File No: 203011SH

EXHIBIT "A"

LOT C-71, COVE POINT PHASE THREE, P.U.D., ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.