

MAIL TAX NOTICES TO GRANTEE(S) AT:
3064 EAST CRUISE WAY
SALT LAKE CITY, UT 84109

13684885
6/7/2021 3:47:00 PM \$40.00
Book - 11187 Pg - 77-78
RASHELLE HOBBS
Recorder, Salt Lake County, UT
GT TITLE SERVICES SLC
BY: eCASH, DEPUTY - EF 2 P.



Property Reference Information:

Tax Parcel No(s): **16-35-332-020**
Property Address(es) (if any):
3064 EAST CRUISE WAY, SALT LAKE CITY, UT 84109

WARRANTY DEED

MICHAEL BURNS as Trustee of THE CRUISE WAY TRUST U/A/D December 29, 2020 ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

PRANAV RAMBHAI BHAKTA AND SIMRAT SETHI, HUSBAND AND WIFE AS JOINT TENANTS, ("Grantee(s))"

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 256, UPLAND TERRACE PLAT "F" SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

With all the covenants and warranties of title from Grantor in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2021** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

