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.]

Information for reference purposes:

GT Title File No.: SL42935C Tax Parcel No(s).: 16-35-332-020 Property Address(es) (if any):

3064 EAST CRUISE WAY, SALT LAKE CITY, UT 84109

-Signature Page to Warranty Deed-

THE UNDERSIGNED PERSON 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 Grantors this day of JUNE, 2021.

> CHAEL BURNS, Trustee HE CRUISE WAY TRUST U/A/D December 29, 2020

STATE OF UTAH) ss. COUNTY OF Salt lake

On this 4 day of June, 2021, personally appeared before me MICHAEL BURNS, 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 duly acknowledged that he is the Trustee of THE CRUISE WAY TRUST U/A/D December 29, 2020 and that he executed this instrument in behalf of said Trust as Trustee by authority of the terms thereof. Witness my hand and official seal.

NOTARY PUBLIC

CHRISTINA MOSER Notary Public State Of Utah My Commission Expires 10-01-2024 COMMISSION NO. 714398