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11/9/2021 9:12:00 AM \$40.00  
Book - 11266 Pg - 4078-4080  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INVESTORS TITLE INS AGENCY  
BY: eCASH, DEPUTY - EF 3 P.

Recording requested by:  
Homie Title, Inc.

Mail Tax Notice To:  
Daniel A. Sundwall and Melissa Sundwall  
11289 South Alta Peak Road, South Jordan, UT 84095

File Number: MA-11169-HT-SJ  
Parcel ID: 27-21-153-009

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## Warranty Deed

Know All Men By These Presents that , **Shauna Denise Mackey Angerbauer, Trustee of The Shauna Denise Mackey Angerbauer Trust, dated the 17 day of September 2017**, (henceforth referred to as "Grantor") of , for consideration paid, grant to **Daniel A. Sundwall and Melissa Sundwall, as Joint Tenants with Full Rights of Survivorship**, (henceforth referred to as "Grantee") , with **WARRANTY COVENANTS**:

Legal Description:

See Exhibit A, attached by this reference and made a part hereof.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

In Witness Whereof, Shauna Denise Mackey Angerbauer, Trustee of The Shauna Denise Mackey Angerbauer Trust, dated the 17 day of September 2017 , the said, **Grantor**, hereunto set by hands and seals this 8 day of November, 2021.

The Shauna Denise Mackey Angerbauer Trust dated September 17, 2017

By: Shauna Denise Mackey Angerbauer trustee  
Shauna Denise Mackey Angerbauer, Trustee

STATE OF: Utah  
COUNTY OF: Salt Lake

On this 8 day of November, 2021, before me Melissa A. Atkins,  
a notary public, personally appeared Shauna Denise Mackey Angerbauer, Trustee of The Shauna  
Denise Mackey Angerbauer Trust dated September 17, 2017, proved on the basis of satisfactory  
evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged  
he/she/they/ executed the same.

Witness my hand and official seal

Melissa A. Atkins  
Notary Public  
Commission Expires: 14 Jan 2024  
Residing At: 60 Jordan Utah

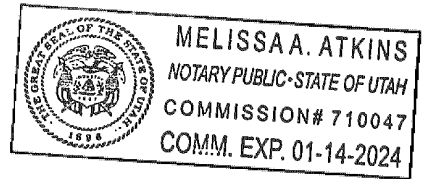


Exhibit A

All of Lot 149, contained within Ivory Crossing No. 1, P.U.D., as said Lot is identified in the Plat of said Development, recorded in Salt Lake County, Utah, Entry No. 8676505, in Book 2003P, at Page 155, and in the Declaration of Covenants, Conditions and Restrictions, recorded in Salt Lake County, Utah, in Ivory Crossing No. 1, as Entry No. 8795529, in Book 8872, at Page 7924, and any and all amendments thereto. Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot.