

Vanguard Title Insurance Agency, LLC  
Mail Tax Notices to Grantee and  
**WHEN RECORDED RETURN TO:**  
Sheryn Bennion  
3575 South Villa View Drive #B  
West Valley City, UT 84120  
File No.: 75114-SS

13947191 B: 11336 P: 5609 Total Pages: 2  
05/06/2022 01:01 PM By: bmeans Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: VANGUARD TITLE INSURANCE AGENCY, LLC - UNION PA  
6925 S UNION PARK CTR STE 400MIDVALE, UT 840476001

## WARRANTY DEED

GRANTOR(S): **Julie Ketcham and Greg Dimond as trustees of The Marilyn Dimond Revocable Living Trust dated December 30, 2017**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Sheryn Bennion**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County**, State of **UTAH**:

**Unit B, in Building 13, contained within VALLEY VU VILLAS, a Utah condominium project as identified in the Record of Survey Map recorded February 25, 2000 as Entry No. 7582277, in Book 2000P, at Page 54 of Plats, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of the Valley VU Villas, a Condominium Project, recorded February 25, 2000 as Entry No. 7582279, in Book 8344, at Page 3857 (as said Declaration may have been amended and/or supplemented) in the Office of the Recorder of Salt Lake County, Utah.**

**Together with: (a) the undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates), (b) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.**

Tax Parcel No.: 15-31-104-050

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 5 day of May, 2022.

Julie Ketcham and Greg Dimond as trustees of The Marilyn Dimond Revocable Living Trust dated December 30, 2017

BY: Julie Ketcham Trustee  
Julie Ketcham  
trustee

BY: Greg Dimond trustee  
Greg Dimond  
trustee

State of Utah                    }  
  }ss.

County of Salt Lake         }

On this 5 day of May 2022, personally appeared before me Julie Ketcham and Greg Dimond as trustees of The Marilyn Dimond Revocable Living Trust dated December 30, 2017, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.

Witness my hand and official seal.

[Signature]  
Notary Public

