

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Hicken
4726 Nina Marie Cir
Taylorsville, UT 84123

13983823 B: 11355 P: 8337 Total Pages: 3
07/12/2022 12:38 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: US TITLE INSURANCE AGENCY
14884 HERITAGECREST WAY, #CBLUFFDALE, UT 84065

WARRANTY DEED

File No.: 056132
APN: 21-11-226-045-0000

Rebecca Baczuk, as Successor Trustee of The Peggy Baczuk Trust, dated the 17th day of November, 1995,

Grantor(s), of Salt Lake City, Salt Lake County, State of Utah, hereby convey(s) and warrant(s) to

Gregory Hicken and Shirlene Hicken,

Grantee(s), of Taylorsville, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Salt Lake County, Utah, to wit:

Lot 8, SHELBOURNE ESTATES PUD, according to the Official Plat thereof, as recorded in the records of Salt Lake County, State of Utah.

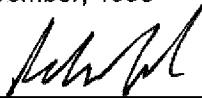
Together with a right and easement of use and enjoyment in and to the common areas and private roads as described, and as provided for in the recorded Plat and Declaration of Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

Situated in Salt Lake County, State of Utah

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

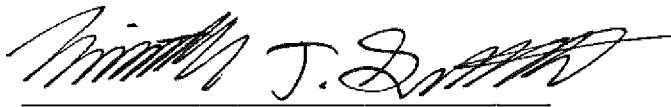
Witness the hand(s) of said Grantor(s) this 8th day of July, 2022.

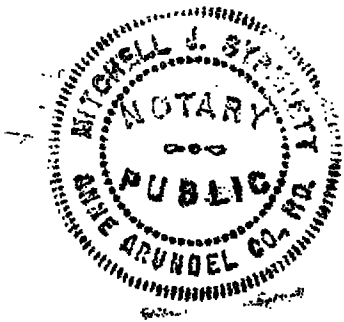
The Peggy Baczuk Trust, dated the 17th day of November, 1995

BY: 
Rebecca Baczuk
Successor Trustee

STATE OF Maryland)
COUNTY OF Anne Arundel)^{SS}

The foregoing instrument was acknowledged before me the 8 day of July, 2022, by Rebecca Baczuk, as Successor Trustee of The Peggy Baczuk Trust, dated the 17th day of November, 1995.


Notary Public



BILL OF SALE

US Title Insurance Agency File No.: 056132

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, The Peggy Baczuk Trust, dated the 17th day of November, 1995 ("Seller") hereby sells, conveys, transfers and assigns to Gregory Hicken and Shirlene Hicken ("Buyer") the following described personal property (the "Personal Property") located at the following real property address 4726 Nina Marie Cir, Taylorsville, UT 84123:

Per the Real Estate Purchase Contract dated June 17, 2022

The Personal Property is transferred to Buyer "as is" and without representations or warranties, including but not limited to representations or warranties as to condition, except that Seller represents and warrants that Seller is the owner of the Property and that the Property is free and clear of any liens or encumbrances of any nature.

In witness whereof, Seller has executed this Bill of Sale the 8th day of July, 2022.

The Peggy Baczuk Trust, dated the 17th day of
November, 1995

BY: 

Rebecca Baczuk
Successor Trustee