

PREPARED BY AND RETURN TO:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

TAXES TO:
Arthur M. & Margie A. Amann
1277 West Potter Lane
Heber City, UT 84032

14077955 B: 11404 P: 2241 Total Pages: 3
03/03/2023 10:53 AM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OATH LAW
1214 E 33RD STTULSA, OK 741052018

WARRANTY DEED

THIS INDENTURE is made on **March 2, 2023**, by and between **Amann Properties #1, LTD.**, whose address is: 2366 South Derby Street, West Valley City, Utah 84119 (referred to herein as "Grantor" whether one or more), and **Arthur M. Amann and Marjorie A. Amann, Trustees of the Shanti Property Protection Trust, dated March 2, 2023**, whose address is: 1277 West Potter Lane, Heber City, Utah 84032 (referred to herein as "Grantee" whether one or more).

WITNESSETH, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto said Grantee, all Grantor's right, title, interest, estate and every claim and demand, both at law and in equity, in and to the following property in the County of **Salt Lake**, State of **Utah**, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

subject to easements, rights of way and restrictions of record, and less and except all oil, gas and other minerals and all rights incident thereto previously conveyed of record, if any.

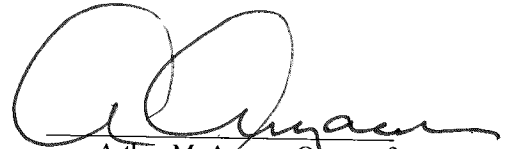
TO HAVE AND TO HOLD said described premises unto the said Grantee, and Grantee's successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

This instrument includes all the information required in a Memorandum of Trust specified under § 57-1-12 of the Utah Code.

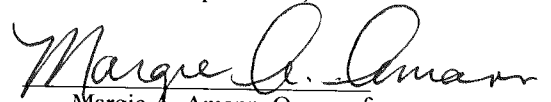
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IN WITNESS WHEREOF, executed on the day and year written above.



Arthur M. Amann, Owner of
Amann Properties #1, LTD.



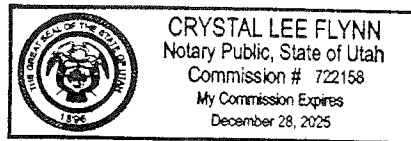
Margie A. Amann, Owner of
Amann Properties #1, LTD.

STATE OF UTAH

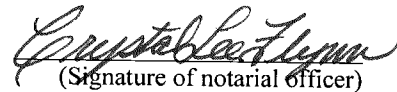
} SS:

COUNTY OF SALT LAKE

This instrument was acknowledged before me on March 2, 2023, by Arthur M. Amann and Margie A. Amann, Owners of Amann Properties #1, LTD..



(Personalized Seal)



(Signature of notarial officer)

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Exhibit "A"

TRACT 1:

(3) Four Plex, 2364-2366 S. Derby Street, West Valley City, otherwise described as:

Lot 29, Riverside Subdivision, No. 2, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Parcel ID: 15-22-282-015-0000

Property Address: 2366 South Derby Street, West Valley City, Utah 84119

Source of Title: Instrument No. 7365559, Book 8280, Page 5928

TRACT 2:

Lot 501, and the North 43.334 feet of Lot 502, LYNWOOD ACRES NO. 6, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Parcel ID: 15-30-426-013-0000

Property Address: 3228 South 4180 West, Salt Lake City, Utah 84120

Source of Title: Instrument No. 7365557, Book 8280, Page 5924