

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

14077976 B: 11404 P: 2466 Total Pages: 3  
03/03/2023 11:17 AM By: adavis Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MARIA E GONZALEZ  
744 S GREEN ST SALT LAKE CITY, UT 84102



WHEN RECORDED RETURN TO:  
Antero Gonzalez and Maria E. Gonzalez Joint Tenants  
744 South Green Street  
Salt Lake, Utah, 84102

---

## WARRANTY DEED

THE GRANTOR(S),

- Antero Gonzalez and Mary Helen Gonzalez, a married couple

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Antero Gonzalez and Maria E. Gonzalez, 744 South Green Street, Salt Lake, Salt Lake County, Utah, 84102,

the following described real estate, situated in Salt Lake, in the County of Salt Lake, State of Utah:

Legal Description:

COM AT NW COR LOT 3BLK 11 PLAT B SLC SUR S 2.5 RD E 10 RD N 2.5 RD W 10 RD TO BEG 6984-881

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and

defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 16-07-232-024-0000

**Grantor Signatures:**

DATED: 3/3/2023

DATED: 3/3/23

Antero Gonzalez  
Antero Gonzalez  
744 South Green Street  
Salt Lake City, Utah  
84102

Mary Helen Gonzalez  
Mary Helen Gonzalez  
744 South Green Street  
Salt Lake City, Utah  
84102

STATE OF UTAH, COUNTY OF SALT LAKE, ss:

This instrument was acknowledged before me on this 3<sup>rd</sup> day of MARCH, 2023 by Antero Gonzalez and Mary Helen Gonzalez.

[Signature]  
Notary Public  
Signature of person taking acknowledgment

SALT LAKE COUNTY  
Title (and Rank)

State of Utah  
County of Salt Lake

My commission expires 2/17/2025

Subscribed and sworn to before me on  
this 3<sup>rd</sup> day of MARCH in the  
year 2023 by Antero Gonzalez and Mary Helen Gonzalez  
DAY MONTH YEAR NAME OF DOCUMENT SIGNER

[Signature]  
Notary Public