14177165 B: 11457 P: 4606 Total Pages: 2 11/20/2023 01:56 PM By: vanguyen Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: PARAMOUNT TITLE CORPORATION 1326 SOUTH 900 EASTSALT LAKE CITY, UT 84105

MAIL TAX NOTICE TO: Greg Gardner 1743 Stone Ridge Drive Bountiful, UT 84010

Paramount Title Corp. File No. 23-12448 PARCEL I.D. #16-21-453-006

## Warranty Deed

Dennis M DeRango and Tracy L DeRango, as joint tenants

Grantor(s) of Salt Lake City, State of Utah, hereby CONVEY(S) AND WARRANT(S) to

B. Gregory Gardner, as Trustee of the B.G. Gardner Family Trust, dated October 20th, 2007

Grantee(s) of Salt Lake, State of Utah, for the sum of OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS, the following described tract of land in Salt Lake County, State of Utah:

Lots 2121 and 2122, HIGHLAND PARK PLAT "A", according to the official plat thereof, recorded in the office of the County Recorder, County of Salt Lake, State of Utah.

Subject to easements, restrictions, reservations, and rights of way of record. Subject to annual property taxes for 2023 and subsequent years thereafter.

SIGNATURE(S) ON PAGE 2

Warranty Deed Continued...)

WITNESS the hand(s) of said grantor(s), this day of November, 2023

Dennis M DeRango

STATE OF UTAH

) ss.

COUNTY OF Salt Lake

On the day of November, 2023 personally appeared before me Dennis M DeRango and Tracy L DeRango, the signer(s) of the above instrument, who duly acknowledged to me that she executed the same.

My Commission Expires:

Notary Public - State of Utah

STEVEN L. KNOTT Comm. #714933 My Commission Expires November 2, 2024