

MAIL TAX NOTICES TO GRANTEE AT:  
2174 PARKWAY AVE  
SALT LAKE CITY UT 84109

14208344 B: 11473 P: 7700 Total Pages: 2  
02/26/2024 10:40 AM By: zjorgensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: GT TITLE SERVICES  
1250 E. 200 S., SUITE 3DLEHI, UT 84043



Property Reference Information:

Tax Parcel No(s): **22-21-326-006**

Property Address(es) (if any):

**1573 EAST 6670 SOUTH, COTTONWOOD HEIGHTS, UT 84121**

## WARRANTY DEED

**CAROL M. NIELSEN as Trustee of THE SHARON W. NIELSEN REVOCABLE LIVING TRUST AGREEMENT U/A/D OCTOBER 16, 2013 ("Grantor"),**

in exchange for good and valuable consideration, hereby conveys and warrants to

**PROPERTY SELLER SOLUTIONS, LLC, a UTAH limited liability company ("Grantee"),**

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**LOT 4, GREENFIELD VILLAGE PLAT "J", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.**

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

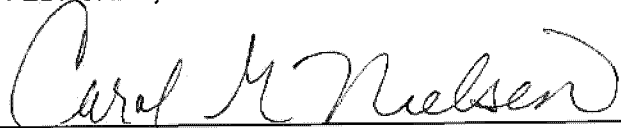
Information for reference purposes:

GT Title File No.: **SL56158LC**  
Tax Parcel No(s): **22-21-326-006**  
Property Address(es) (if any):  
**1573 EAST 6670 SOUTH, COTTONWOOD HEIGHTS, UT 84121**

**-Signature Page to Warranty Deed-**

THE UNDERSIGNED PERSON WHO SIGNS THIS DEED HEREBY CERTIFIES THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

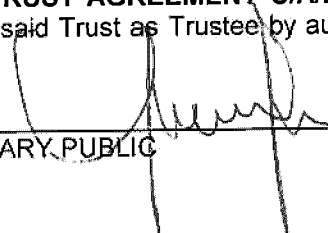
Witness the hand of Grantors this 23 day of **FEBRUARY, 2024**.



**CAROL M. NIELSEN, Trustee**  
**THE SHARON W. NIELSEN REVOCABLE LIVING TRUST**  
**AGREEMENT**  
**U/A/D OCTOBER 16, 2013**

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 23 day of February, **2024**, personally appeared before me **CAROL M. NIELSEN**, the named signer of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he/she duly acknowledged that he/she is the Trustee of **THE SHARON W. NIELSEN REVOCABLE LIVING TRUST AGREEMENT U/A/D OCTOBER 16, 2013** and that he/she executed this instrument in behalf of said Trust as Trustee by authority of the terms thereof. Witness my hand and official seal.



NOTARY PUBLIC

