



TRIDENT
TITLE INSURANCE AGENCY

14248061 B: 11495 P: 7135 Total Pages: 3
06/04/2024 10:10 AM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 840574798

**Prepared By Trident Title Insurance
Agency, LLC
103588-23**

**After Recording Mail Tax Notice To:
4587 West Marsh Peak Lane
Herriman, UT 84096**

Space Above This Line for Recorder's Use

WARRANTY DEED

Matthew Thacker

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

Matthew Mark Thacker and Teresa Dominique Thacker, Trustees of the Thacker Living Trust dated February 26,2024.

GRANTEE(S), of 4587 West Marsh Peak Lane, Herriman, UT 84096

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in Salt Lake County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Serial No. 33-06-331-010

Witness our hands on 3 day of June, 2024

Grantor:

Matthew Thacker
Matthew Thacker

STATE OF UTAH
COUNTY OF ~~UTAH~~ Salt Lake

On this 3 day of June, 2024, before me *Sophie Jones*, a notary public, personally appeared **Matthew Thacker**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Sophie Jones
Notary Public

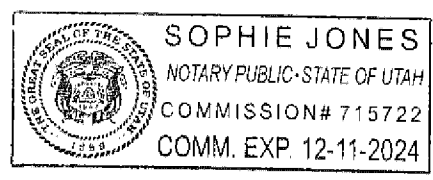


EXHIBIT A

Property 1:

Lot 1512, MOUNTAIN RIDGE PHASE 15 SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah.

Together with: (a) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and/or Conditions, Covenants and Restrictions, and Map may hereafter be amended or supplemented).