

WHEN RECORDED MAIL TO:  
Ligia Carolina Ramirez  
14906 South Treseder Street  
Draper, Utah 84020

14252978 B: 11498 P: 3194 Total Pages: 3  
06/14/2024 04:27 PM By: adavis Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ARTISAN TITLE  
6330 S 3000 E STE 670SALT LAKE CITY, UT 841216234

**WARRANTY DEED**

**VIRGILIO C. OROZCO AND VIRGILIO CESAR OROZCO OROZCO, TRUSTEE OF THE LIVING TRUST OF VIRGILIO CESAR OROZCO OROZCO DATED JUNE 11, 2024**

Grantor,

of Draper, County of Salt Lake, State of Utah  
hereby CONVEY and WARRANTY to

**LIGIA CAROLINA RAMIREZ**

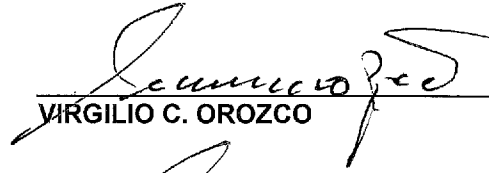
Grantee,


of Draper, County of Utah, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in , State of , to-wit

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2024 taxes and thereafter.

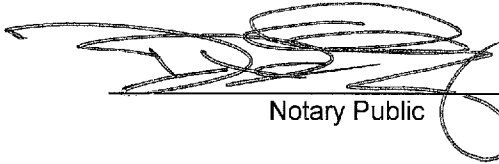
WITNESS the hand of said grantor, this 14th day of June , 2024

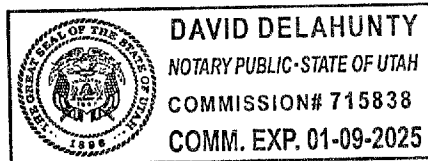
  
\_\_\_\_\_  
VIRGILIO C. OROZCO

  
\_\_\_\_\_  
VIRGILIO CESAR OROZCO, OROZCO,  
TRUSTEE OF THE LIVING TRUST OF  
VIRGILIO CESAR OROZCO OROZCO  
DATED JUNE 11, 2024

STATE OF UTAH                    )  
  :SS  
COUNTY OF Salt Lake         )

On the 14th day of June, 2024, personally appeared before me **VIRGILIO C. OROZCO AND VIRGILIO CESAR OROZCO OROZCO, TRUSTEE OF THE LIVING TRUST OF VIRGILIO CESAR OROZCO OROZCO DATED JUNE 11, 2024** , the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public



**ORDER NUMBER: DAVE**  
**1ST AMEND**

**EXHIBIT "A"**

**LOT NO. 3, BUILDING NO. 9, CONTAINED WITHIN CHANDLER POINTE AT SOUTH MOUNTAIN PHASE 1, A UTAH PLANNED UNIT DEVELOPMENT, AS THE SAME IS IDENTIFIED IN THE PLAT MAP RECORDED IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 8842415 IN BOOK 2003P AT PAGE 317 OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH (AS SAID PLAT MAP MAY HAVE THERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CHANDLER POINTE AT SOUTH MOUNTAIN, RECORDED IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 8874591 IN BOOK 8904 AT PAGE 4164 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN SUPPLEMENTED), TOGETHER WITH AN UNDIVIDED PERCENTAGE OF OWNERSHIP INTEREST IN THE COMMON AREAS AND FACILITIES.**

**Tax ID # 34-07-353-068**