

14314025 B: 11532 P: 6795 Total Pages: 2  
11/15/2024 11:21 AM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: GT TITLE SERVICES  
1250 E. 200 S., SUITE 3DLEHI, UT 84043

After Recording, Return To:

**GRIFFITHS & TURNER**  
  
**410 N SCOTTSDALE RD SUITE 1600**  
**TEMPE AZ 85288**

MAIL TAX NOTICES TO GRANTEE(S) AT:

*Transaction Reference Information:*

File Number: **SL59638CJ**

Tax Parcel No(s): **21-07-378-032**

Property Address(es) (if any):

**5330 SOUTH 4460 WEST, KEARNS, UT 84118**

## WARRANTY DEED

**Josh Christensen, Trustee of The 1273 West 900 North Trust, U/A/D March 20, 2015 ("Grantor"),**

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

**Opendoor Property Trust I, a Delaware Statutory Trust ("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 243, BLOCK 61, HOFFMAN HEIGHTS NO. 9, 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(s) 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.]*

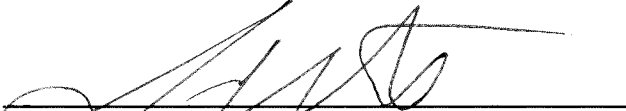
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**-Signature Page to Warranty Deed-**


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 Grantor this 14 day of **NOVEMBER, 2024**.

  
\_\_\_\_\_  
**Josh Christensen, Trustee of  
The 1273 West 900 North Trust,  
U/A/D March 20, 2015**

STATE OF UTAH )  
  ) ss.  
COUNTY OF Salt Lake )

On this 14 day of November, **2024**, personally appeared before me **Josh Christensen**, 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 1273 West 900 North Trust U/A/D March 20, 2015** 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**

