

14319582 B: 11535 P: 9458 Total Pages: 3
12/02/2024 09:53 AM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SECURE LAND TITLE
7090 S UNION PARK AVEMIDVALE, UT 840476044

WHEN RECORDED RETURN TO:

Kimball Anderson Law Firm
Attn: Derek E. Anderson
310 S. Main Street, Suite 102
Salt Lake City, Utah 84101

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Bradley B. Christensen and Alissa Christensen as Trustees of the Christensen Family Trust dated March 17, 2020 (the "**Grantors**"), hereby convey and warrant against all who claim by, through or under the Grantors, to each of the following two (2) individuals: (i) Bradley B. Christensen, an individual residing in Utah, with an address of 5565 South Walden Wood Drive, Salt Lake City, Utah 84123, with an undivided 50% interest, and (ii) Alissa Christensen, an individual residing in Utah, with an address of 5565 South Walden Wood Drive, Salt Lake City, Utah 84123 with an undivided 50% interest, (collectively, the "**Grantees**"), title and interest in the parcel of land located in Salt Lake County, Utah as more particularly described in Exhibit "A" attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles, and interests therein.

[SIGNATURE PAGE FOLLOWS]

WITNESS the hand of said Grantors this 29th day of October, 2024

CHRISTENSEN FAMILY TRUST dated March 17, 2020

Bradley B Christensen

By: Bradley B. Christensen
Its: Trustee and Authorized Signer

Alissa Christensen

By: Alissa Christensen
Its: Trustee and Authorized Signer

STATE OF UTAH)

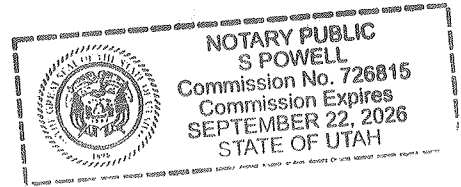
§

COUNTY OF SALT LAKE)

On this 29 day of October 2024, personally appeared before me ^{sp} S Powell Bradley B Christensen,
signer of the foregoing Special Warranty Deed, who duly acknowledged to me that they executed
the same.

S Powell

Notary Public



STATE OF UTAH)

§

COUNTY OF SALT LAKE)

On this 29 day of October 2024, personally appeared before me Alissa Christensen,
signer of the foregoing Special Warranty Deed, who duly acknowledged to me that they executed
the same.

S Powell

Notary Public

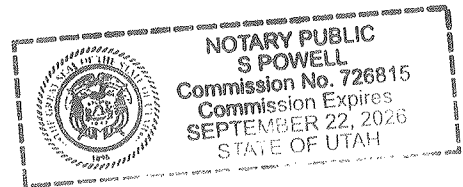


Exhibit A
Property Description

Parcel Number: 21-04-177-012-0000

Property Location: 2828 West Stafford Circle, West Valley City, UT 84119

Legal Description:

LOT 137, BRIARGATE #3 4465-1443 5445-0142 9489-0148 9898-3452 10277-1685