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3/5/2020 4:38:00 PM \$40.00
Book - 10906 Pg - 2566-2569
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, PLEASE RETURN TO:

ASCENSION 433 LLC
Attention: Jeffrey Stephens (General Counsel)
121 West Election Road,
Suite 100
Draper, UT 84020

Space above for County Recorder's Use

PLEASE SEND ALL TAX NOTICES TO GRANTEE
AT THE ADDRESS PROVIDED BELOW

Tax Parcel I.D. Nos. – 21-12-327-033
and 21-12-327-034

SPECIAL WARRANTY DEED

SECURITY NATIONAL FINANCIAL CORPORATION, a Utah corporation, the successor-in-interest to S.N.L. Financial Corporation (“Grantor”), residing in the County of Salt Lake, State of Utah, hereby **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor to **ASCENSION 433 LLC**, a Utah limited liability company (“Grantee”), residing in the County of Salt Lake, State of Utah, and having a place of business at 121 West Election Road, Suite 100, Draper, Utah 84020, for the sum of Ten Dollars and No/100 (\$10.00) and other valuable consideration, Grantor’s rights, title, and interests in and to the following described real property located in the County of Salt Lake, State of Utah, being more particularly described on Exhibit “A” attached hereto and made a part hereof (“Property”).


TOGETHER WITH, any and all of Grantor’s rights, privileges, easements, tenements, hereditaments, rights-of-way, and appurtenances that belong or appertain to the Property or are owned by or run in favor of Grantor, including, but not limited to: (i) any and all rights to minerals, oil, gas, hydrocarbon substances, and other materials or substances on and under the Property, as well as any and all development rights and approvals, air rights, water, and appurtenant water rights that pertain to or are associated with the Property, and (ii) any and all buildings, structures, landscaped areas (including, without limitation, plants, trees, shrubbery, and other landscaping improvements), and other improvements of every kind and nature presently situated on, in, under, or about the Property, and (iii) all of Grantor’s rights, title, and interests, if any, in any land and related improvements lying in any street, road, or public ways in front of, adjacent to, or adjoining, the Property.

SUBJECT TO all matters of record and any applicable taxes and assessments for the year 2020 and thereafter.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed on this 5th day of March, 2020 ("Effective Date").

GRANTOR:

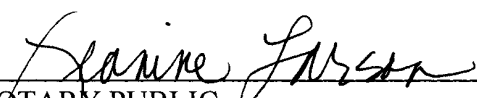
SECURITY NATIONAL FINANCIAL CORPORATION,
a Utah corporation, being the successor-in-interest to S.N.L.
Financial Corporation

By: 
Print Name: Garnet S. Hill
Title: CFO and Treasurer

ACKNOWLEDGMENT OF GRANTOR

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing Special Warranty Deed was acknowledged before me this 5th day of March, 2020, by Garrett S. Sill, the Chief Financial Officer and Treasurer of SECURITY NATIONAL FINANCIAL CORPORATION, a Utah corporation, being the successor-in-interest to S.N.L. Financial Corporation.



NOTARY PUBLIC
Residing at: Salt Lake City, UT

My Commission Expires:

01/06/2023



EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

The real property referenced in the foregoing Special Warranty Deed as the "Property" is located in the County of Salt Lake, State of Utah and is more particularly described as follows:

LOT 4, ASCENSION AT 53RD SUBDIVISION PLAT, PREPARED BY STANTEC CONSULTING SERVICES INC.; ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE, AND OF RECORD IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER'S OFFICE, STATE OF UTAH, AS RECORDED ON MAY 3, 2016, AS DOCUMENT NO. 12272158, IN BOOK 2016P OF PLATS, AT PAGE 102.

For Information Purposes Only:

Property Information: The Property consists of approximately 3.62 gross acres.

Parcel Identification Numbers: The Property is part of the Tax Parcel Identification Numbers 21-12-327-033 and 21-12-327-034.