10856438 12/9/2009 4:58:00 PM \$10.00 Book - 9787 Pg - 3280 Gary W. Ott Recorder, Salt Lake County, UT RICHLAND TITLE INS AGENCY INC BY: eCASH, DEPUTY - EF 1 P.

SEND TAX NOTICES TO: Jared McGarry and Tamara McGarry 2335 West 13750 South Riverton, Utah 84065

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is given this 4th day of December, 2009, by

Chari Stam

Grantor(s)

who hereby conveys without warrant except as to any claims by or through grantor to:

JARED MCGARRY AND TAMARA MCGARRY, husband and wife as joint tenants

Grantee(s)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee(s), the receipt and sufficiency of which are hereby acknowledged, the following real property, in Salt Lake County, Utah, described as follows:

All of Lot 14, Homestead Estates No. 6, according to the official plat thereof, as recorded in the Salt Lake County Recorder's Office.

Parcel NO. 33-04-281-012

Grantor conveys "As is" with no warranties, expressed or implied. By recording this Deed, Grantee acknowledges that Grantee has inspected the property and accepts the property "As is" and is not relying on any representations made by Grantor or anyone acting for or on behalf of Grantor. Grantee assumes the risk of any patent or latent structural, environmental, or other problems, whatsoever. All the terms of the Real Estate Purchase Contract merge with this deed and are completely extinguished.

SUBJECT TO easements, restrictions, rights-of-way and reservations of record.

IN WITNESS WHEREOF, GRANTOR(S) has/have caused this Special Warranty Deed to be executed the day and year first above written.

Chari Stam

STATE OF Utah

) ss:

COUNTY OF SALT LAKE

On the 4th day of December, 2009, appeared before me Chari Stam and acknowledged that she executed the foregoing instrument.

NOTARY PUBLIC

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