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06/27/2014 03:02 PM \$14.00  
Book - 10241 Pg - 7134-7136  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WESTERN STATES TITLE  
110 W CENTER ST  
BOUNTIFUL UT 84010  
BY: TWP, DEPUTY - WI 3 P.

Commitment Number: 3254609

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**22-03-409-0000**

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**SPECIAL WARRANTY DEED**

**Bank of America, N.A.**, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224**, hereinafter grantor, for \$237,500.00 (Two Hundred Thirty Seven Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **KAREN ANDERSON**, hereinafter grantee, whose tax mailing address is **2326 EAST SKY PINES COURT 4, HOLLADAY, UT 84117**, the following real property:

*22-03-409-004*

All that certain condominium situate in the County of Salt Lake City, State of Utah, being known and designated as follows: Unit No. 4, contained within the Sky Pines Of Holladay Condominium, as the same is identified in the Record of Survey Map recorded in Salt Lake County, State of Utah, as Entry No. 7176810 in Book 12-P at Page 339 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominiums of Sky Pines of Holladay Condominiums recorded in Salt Lake County, Utah, as Entry No. 7176811 in Book 8185 at Page 429, (as said Declaration may have heretofore been amended or supplemented). Together with the undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said Unit. More correctly described as: Unit No. 4, contained within the Sky Pines Of Holladay Condominiums, as the same is identified in the Record of Survey Map recorded in Salt

**Lake County, State of Utah, as Entry No. 7176810 in Book 12-P at Page 339 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominiums of Sky Pines of Holladay Condominiums recorded in Salt Lake County, Utah, as Entry No. 7176811 in Book 8185 at Page 429, (as said Declaration may have heretofore been amended or supplemented). Together with the undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said Unit.**

**Property Address is: 2326 EAST SKY PINES COURT 4, HOLLADAY, UT 84117**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Official Records Book 10216, Page 2401**

Executed by the undersigned on June 25, 2014:

Bank of America, N.A.

By: *Alecia Bryant*

Name: Alecia Bryant

Its: Assistant Vice President

STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on June 25, 2014 by Alecia Bryant its Assistant Vice President on behalf of **Bank of America, N.A.** who is personally known to me or has produced NA as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

*Jennifer Green*  
Notary Public Jennifer Green

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

