## AFTER RECORDED, RETURN TO:

Richard W. Evans, Esq. (#1017) Richard W. Evans, P.C. 299 So. Main Street, Suite 1300 Salt Lake City, Utah 84111 Telephone: (801) 961-8800 12523428
04/27/2017 11:29 AM \$12.00
Book - 10551 P9 - 6373-6374
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
RICHARD W EVANS
299 S MAIN ST STE 1300
SLC UT 84111
BY: DKA, DEPUTY - MA 2 P.

Tax ID # 18-06-230-023

## SPECIAL WARRANTY DEED

The Brent Seamons Halversen Trust dated August 25, 2006, Brent Seamons Halversen as Trustee, Grantor, of Salt Lake County, State of Utah, hereby CONVEYS AND WARRANTS, to the extent provided below, but not otherwise, a joint life estate to Brent and Drena Halversen and the survivor of them, and an undivided 50% interest in the remainder each to Brent Seamons Halversen as trustee, and his successors in trust, of the Brent Seamons Halversen Trust dated November 14, 2016, as the same may from time to time be amended, and to Brent Seamons Halversen as trustee, and his successors in trust, of Trust B of THE HALVERSEN FAMILY TRUST under a written trust agreement dated September 8, 1978, as most recently amended and restated in its entirety on May 3, 2005, Grantees, of 560 E. South Temple, #502, Salt Lake City, UT 84102 for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Salt Lake County, State of Utah, and more particularly described as follows:

UNIT 502, GOVERNORS PLAZA CONDOMINIUMS, AS THE SAME IS IDENTIFIED AND SHOWN ON THE RECORD OF SURVEY MAP OF SAID PROJECT RECORDED FEBRUARY 17, 1983 AS ENTRY NO. 3760719, IN BOOK 83-21 OF PLATS, AT PAGE 25 OF PLATS, OF OFFICIAL RECORDS, AS **FURTHER DEFINED AND DESCRIBED** IN THE DECLARATION OF CONDOMINIUM OF GOVERNORS PLAZA CONDOMINIUM, RECORDED FEBRUARY 17, 1983, AS ENTRY NO. 3760720, IN BOOK 5438, AT PAGE 2660 THRU 2705, OF OFFICIAL RECORDS, AND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM **GOVERNORS PLAZA** CONDOMINIUM, **RECORDED** AUGUST 2, 1985, AS ENTRY NO. 4119360, IN BOOK 5678, AT PAGE 878, OF OFFICIAL RECORDS AND ANY AMENDMENTS THERETO.

TOGETHER WITH THE APPURTENANT UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES, AND THE LIMITED COMMON AREAS AND FACILITIES, AS THE SAME ARE FURTHER DEFINED AND DESCRIBED IN THE SAID DECLARATION OF CONDOMINIUM OF THE GOVERNORS PLAZA CONDOMINIUMS, AND IN THE SAID AMENDED

## AND RESTATED DECLARATION OF CONDOMINIUM OF THE GOVERNORS PLAZA CONDOMINIUM AND ANY AMENDMENTS THERETO.

Subject to taxes and assessments, reservation in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record; the applicable planning, zoning and subdivision statutes, ordinances, regulations and permits, the Grantors warrant the title as against all acts of the Grantors and no other.

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property, which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantors as of the  $\frac{7}{2}$  day of  $\frac{2017}{2}$ .

THE BRENT SEAMONS HALVERSEN TRUST DATED AUGUST 25, 2006

By: <u>Seent Seamons Halversen</u> Brent Seamons Halversen, Trustee

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

On the 7 day of Arriverse, 2017 personally appeared before me, Brent Seamons Halversen, Trustee of The Brent Seamons Halversen Trust dated August 25, 2006, the signer of the within instrument, who duly acknowledged to me that he executed the same.

CORTNEY VANMILLIGEN MOTARY PUBLIC-STATE OF UTAH COMMISSION # 693822 COMM. EXP. 03-03-2021

Notary Public