

When recorded mail to:

**John E. Wootton
John E. Wootton, P.C.
9035 South 1300 East - Suite 250
Sandy, UT 84094**

Mail Tax Notice to:

**Dan Shea
6545 S. Canyon Ranch Rd.
Holladay, UT 84121-6367**

12589405
08/03/2017 11:09 AM \$12.00
Book - 10584 Pg - 8458-8459
JULIE DOLE
RECORDER, SALT LAKE COUNTY, UTAH
WOOTTON LAW FIRM
9035 S 1300 E STE 250
SANDY UT 84094-3132
BY: SRA, DEPUTY - MA 2 P.

Space above for County Recorder's use

Parcel ID No.: 22-23-281-018

WARRANTY DEED

**PHILIP DANIEL SHEA, III, also known as PHILIP DANIEL SHEA and
PATRICIA D. SHEA, also known as PATRICIA SHEA**

Grantor(s),

of Holladay, Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS to

**PHILIP DANIEL SHEA, III and PATRICIA D. SHEA, as Co-Trustees of
THE SHEA FAMILY TRUST, dated the 10th day of July, 2017,**

Grantee(s),

of Holladay, Salt Lake County, State of Utah for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in Salt Lake County, State of Utah, to wit:

Unit No. 18, contained within CANYON RANCH CONDOMINIUMS, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, August 12, 1997, as Entry No. 6712713, in Book 97-8P, at Page 246, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Canyon Ranch Condominiums, recorded in Salt Lake County, on August 12, 1997, as Entry No. 6712714, in Book 7732, at Page 309.


Together with: (a) The undivided ownership interest in said Condominium Project's common areas and facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the common areas and facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the limited common areas which is appurtenant to

said Unit, and (c) The non-exclusive right to use and enjoy the common areas and facilities included in said Condominium Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Subject to City and/or County Taxes and Assessments, Easements, Rights-of-Ways, Covenants and Conditions and Restrictions now of record.

WITNESS, the hand of said grantor, this 10th day of July, 2017.



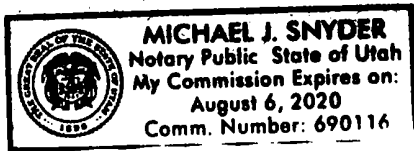
PHILIP DANIEL SHEA, III

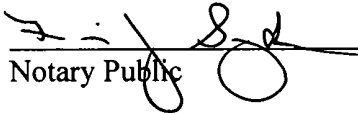


PATRICIA D. SHEA

STATE OF UTAH)
) §
COUNTY OF SALT LAKE)

On this 10th day of July, 2017, before me Michael J. Snyder, a notary public, personally appeared **Philip Daniel Shea, III** and **Patricia D. Shea**, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, and acknowledged they executed the same.





Notary Public