WHEN RECORDED, MAIL TO:

Christopher D. Trujillo, Esq. Trujillo Law PLLC 854 North 240 East Kaysville, Utah 84037 12690387 01/03/2018 09:03 AM \$12.00 Book - 10635 P9 - 3682-3683 ADAM SARDINER RECORDER, SALT LAKE COUNTY, UTAH SOPHIA J SCHROEDER 7051 S 1935 W SLC UT 84121 BY: DKA, DEPUTY - WI 2 P.

SPECIAL WARRANTY DEED

SOPHIA J. SCHROEDER, of Salt Lake City, Salt Lake County, Utah, Grantor, hereby CONVEYS AND WARRANTS, to the extent provided below, but not otherwise, to SOPHIA JOSEPHINE SCHROEDER, or her successors, as Trustee of "The SOPHIA JOSEPHINE SCHROEDER FAMILY Trust," dated November **20**, 2017, of 7051 South 1935 East, Salt Lake City, Utah 84121, Grantee, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Salt Lake County, Utah, commonly referred to as 7051 South 1935 East, Salt Lake City, Utah 84121, and more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

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

WITNESS the hand of said Grantor this 28 day of November, 2017.

SOPHIA J. SCHROEDER

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

The foregoing instrument was acknowledged before me this day of November, 2017, by SOPHIA J. SCHROEDER.

CAROL S STEFFENS
Notary Public - State of Utah
Comm. No. 689379
My Commission Expires on
Jul 11, 2020

Exhibit "A" to Special Warranty Deed of SOPHIA J. SCHROEDER

All of Lot #8, DE VILLE ACRES SUBDIVISION, according to the official plat thereof recorded in the office of the County Recorder of Salt Lake County, State of Utah.

Tax ID Number: 22 - 28 - 229 - 006 - 0000