

After Recording Return to:

Laura Milliken Gray, PC
Attorney at Law
1555 East Stratford Ave., Suite 100
Salt Lake City, UT 84106

Mail Tax Notices to:

3125 E. Kennedy Drive #205
Salt Lake City, Utah 84108

13786771
09/30/2021 11:55 AM \$40.00
Book - 11247 Pg - 1792-1793
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
LAURA MILLIKEN GRAY, P.C.
1555 E STRATFORD AVE STE 100
SLC UT 84106
BY: DSA, DEPUTY - MA 2 P.

Parcel No.: 16-11-264-096

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed by Kay A. Johnston, Trustee of the Frank Johnston Family Trust dated July 10, 1987, ("Grantor"), of the County of Salt Lake, State of Utah, who hereby CONVEYS AND WARRANTS, against all who claim by, through or under the Grantor, to Kay A. Johnston and Shirelle Erb, Co-Trustees, or successor Trustee, of the Kay A. Johnston Living Trust, dated March 12, 2019 ("Grantee"), for the sum of Ten Dollars and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah ("Property"):

UNIT 205, CONTAINED WITHIN THE OAKHILLS CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT AS IDENTIFIED IN THE RECORD OF SURVEY MAP AS ENTRY NO. 4066459, IN BOOK 85-3, AT PAGE 53, (AS SAID RECORDED OF SURVEY MAP MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) AND AS FURTHER DEFINED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF THE OAKHILLS CONDOMINIUMS, RECORDED MARCH 28, 1995, AS ENTRY NO. 4066460, IN BOOK 5640, AT PAGE 1476, (AS SAID DECLARATION MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) IN THE OFFICE OF THE RECORDER OF SALT LAKE COUNTY, UTAH.

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); (8) 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.

Also known as: 3125 E. Kennedy Drive #205, Salt Lake City, Utah 84108

The foregoing instrument was prepared by Laura Milliken Gray, PC, 1555 East Stratford Avenue, Suite 100, Salt Lake City, Utah 84106. THE LEGAL DESCRIPTION AND STATED TITLE OWNER(S) CONTAINED HEREIN WERE SUPPLIED BY THE PARTY(IES), AND THE DRAFTSWOMAN ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.

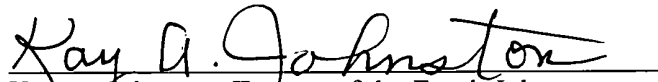
Ent 13786771 BK 11247 PG 1792

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Subject however, to: zoning ordinances and other regulations and ordinances affecting the Property; real estate taxes and assessments, both general and special, which are a lien but not yet due and payable; easements, plats, rights of way, limitations, covenants, conditions, reservations and restrictions of record, if any, matter which would be disclosed by an accurate survey.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of any person claiming by, through or under Grantor, but against none other.

GRANTOR has caused this instrument to be executed and delivered, this 27th day of September, 2021.

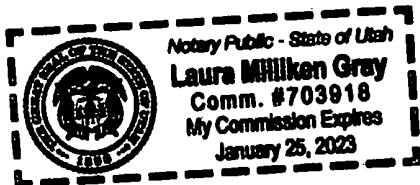


Kay A. Johnston, Trustee of the Frank Johnston
Family Trust dated July 10, 1987

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

On this 27th day of September, 2021, before me Laura Milliken Gray, a notary public, personally appeared Kay A. Johnston, Trustee of the Frank Johnston Family Trust dated July 10, 1987, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.

Witness my hand and official seal.





Notary Public