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12/3/2021 3:59:00 PM \$40.00  
Book - 11277 Pg - 8837-8838  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
HIGHLAND TITLE AGENCY  
BY: eCASH, DEPUTY - EF 2 P.

**WHEN RECORDED RETURN TO:**

Mail Tax Statement to:  
Shawn J. Barr  
4 East Falconwood Lane  
Sandy, UT 84092  
File No.: 55275

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Sidwell # 28-15-451-024

**SPECIAL WARRANTY DEED**  
(Individual Form)

**Lamar J. Rozsa, Sr. and Barbara G. Rozsa, Trustees of The Rozsa Family Trust Dated August 27, 1996 and amended September 8, 2008**

**GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

**Shawn J. Barr, a married man,**

**GRANTEE,**

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Salt Lake County, State of Utah described as follows:

Lot 724, PEPPER WOOD PHASE 7D, according to the official plat thereof, as recorded in the office of the County Recorder of said County, Less and Excepting therefrom: Beginning at the Northeast corner of Lot 658, PEPPER WOOD PHASE 6D, as recorded in the Salt Lake County Recorder's Office in Book and Pages 91-1-9; and running thence North 89°55' East 17.00 feet; thence South 1°07'43" East 179.91 feet to the Southeast corner of Said Lot; thence North 6°31' West 181.02 feet to the place of beginning.

Together with a perpetual right-of-way to use and enjoy those portions of the PEPPER WOOD SUBDIVISION which are identified as Lot "A" being the streets and parks within the subdivision, which are shown on said plats.

Parcel No. 28-15-451-024

also known by street and number as 4 East Falconwood Lane, Sandy, UT 84092

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2018 and thereafter.

WITNESS, the hand of said grantor this 3rd day of December, 2021.

Lamar J. Rozsa, Sr. Trustee  
Lamar J. Rozsa, Sr, Trustee

Barbara G. Rozsa Trustee  
Barbara G. Rozsa, Trustee

State of Utah  
County of Salt Lake

On this 3rd day of December, 2021, before me, the undersigned Notary Public, personally appeared Lamar J. Rozsa, Sr. and Barbara G. Rozsa, Trustees of The Rozsa Family Trust dated August 27, 1996 and amended September 8, 2008, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Shelly J. Fry  
Notary Public  
My commission expires: July 23, 2025

