

13966276 B: 11346 P: 4587 Total Pages: 3
06/07/2022 04:39 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: YORK HOWELL & GUYMON
10610 SOUTH JORDAN GATEWAYSOUTH JORDAN, UT 84095

**Recording Requested by
and Return To:**

Randall Sparks
York Howell & Guymon
10610 South Jordan Gateway, #200
South Jordan, UT 84095

Mail Tax Notices to:

Spencer Paul Dent
13244 South Lone Rock Drive
Draper, UT 84020

SPECIAL WARRANTY DEED

GRANTOR: Spencer P. Dent and Melissa H. Dent, husband and wife, as joint tenants

CONVEYS AND WARRANTS TO


GRANTEE: Spencer Paul Dent, whose address is:
13244 South Lone Rock Drive, Draper, UT 84020

as a gift for no consideration the following described tract of land in Salt Lake
County, State of Utah:


Property Description Appears on the Attached Exhibit A

Subject to City and/or County taxes and Assessments not delinquent; Easements, Rights of Way,
Covenants, Conditions and Restrictions, and Encumbrances now of record.

SIGNED by the Grantor(s) on June 3, 2022



Spencer P. Dent



Melissa H. Dent

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

The foregoing instrument was acknowledged before me by Spencer P. Dent and Melissa H. Dent this June 3, 2022.



Notary Public

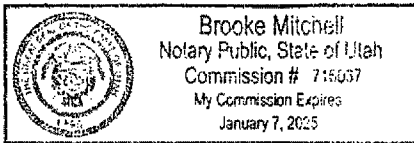


EXHIBIT A

Lot 448, BELLEVUE PHASE 4, a Planned Community, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project 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 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).

Parcel ID: 28-31-430-028

Property Address: 13244 South Lone Rock Drive, Draper, UT 84020