

INSTRUMENT PREPARED BY: Gateway Title 434 West Ascension Way STE 125 Murray, Utah 84123	
RETURN INSTRUMENT TO: Richard Haines 11047 South Cadbury Drive South Jordan, Utah 84095	
Space Above for Recorder's Use (Utah Code § 17-21-20(3))	

SPECIAL WARRANTY DEED
 (LIFE ESTATE DEED) (UTAH CODE § 57-1-12.5)

Richard Haines, (the "Grantor"), hereby conveys and warrants against all who claim by, through, or under the Grantor unto Richard Haines, with an address of 11047 South Cadbury Drive, South Jordan, UT 84095 (the "Life Tenant"), for his life, and on the death of the Life Tenant, the remainder to WYO PTC, LLC, as Trustee of the RH75 Trust dated September 12, 2022, with an address of 10988 South 2200 West, South Jordan, UT 84095 and Heather Haines Fairley, with an address of 6547 Shenandoah Lane, Olive Branch, MS 38654, each with equal interests as tenants in common (collectively, the "Grantees"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described tract of land in Salt Lake County, Utah (the "Property"):

Lot 79, as contained within VILLAS AT STERLING VILLAGE PUD, Subdivision, Amending a portion of Parcel 3 of Sterling Village Parcel Plat, According to the official plat thereof on file in the office of the Salt Lake County Recorder.

Parcel Identification Number: 27-24-105-002

This conveyance is subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; all other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property; all other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes and assessments for the current year and all subsequent years; and zoning and other governmental regulations.

Signed by the Grantor, Richard Haines, on October 26th, 2022

Richard C Haines
 Richard Haines

**Accommodation recording only - Gateway Title Insurance Agency, LLC makes no representation as to condition of title, nor does it assume responsibility for validity, sufficiency or effects of document.

STATE OF MISSISSIPPI
 CITY/COUNTY OF DeSoto

The foregoing instrument was acknowledged before me this 26th day of October, 2022 by Richard Haines.



Rachael Vallier
 NOTARY PUBLIC
 Notary Public, Printed: Rachael Vallier
 County of Residence: DeSoto
 My Commission Expires: 07/16/2025