

When Recorded, Mail to:  
Kevin R. Huntington  
4547 South 700 East, Suite 100  
Salt Lake City, UT 84107  
(801) 265-1040

Grantee's Address  
1049 Eden Prairie Way  
Midway, UT 84049

14062749 B: 11396 P: 1150 Total Pages: 3  
01/17/2023 09:11 AM By: aallen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HUNTINGTON ASSOCIATES  
4547 S 700 E STE 100 SALT LAKE CITY, UT 84107



Space above for County Recorder's Use  
Parcel No. 22-03-177-042-0000

### SPECIAL WARRANTY DEED

**Rhonda J. Shamy and Kevin C. Shamy, Trustees of the Rhonda J. Shamy Living Trust dated May 24, 2007, GRANTOR**, of Midway City, County of Wasatch, State of Utah, hereby CONVEY(s) and WARRANT(s) only against all claiming by, through or under it to

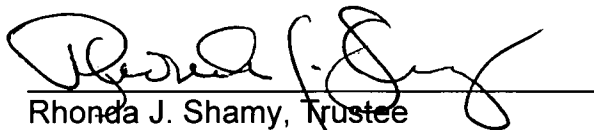
**Lynne Lane ABNB, LLC, a Utah Limited Liability Company, GRANTEE**,

of 1049 Eden Prairie Way, of City of Midway, County of Wasatch, State of Utah, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A"

SUBJECT TO: Current taxes, reservations, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Witness the hand of said GRANTOR(S) this 12th day of January, 2023.

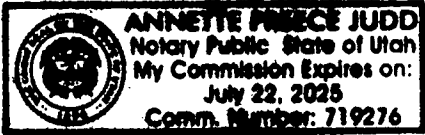
  
Rhonda J. Shamy, Trustee

  
Kevin C. Shamy, Trustee

*This instrument has been prepared by Kevin R. Huntington, P.C., solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.*

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

On the 12th day of January, 2023, personally appeared before me Rhonda J. Shamy and Kevin C. Shamy, the signers of the within instrument, who duly acknowledged and affirmed before me that they are Trustees of the Rhonda J. Shamy Living Trust, dated May 24, 2007, and that said Trust does execute the same.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

2937-D4/WARRANTY.DEED.

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## Exhibit A

COMMENCING AT THE SOUTHWEST CORNER OF LOT 12, ORCHARD GARDENS, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 60°40' EAST 245.86 FEET; THENCE NORTH 29°20' WEST 55.03 FEET; THENCE SOUTH 61°38' WEST 57.50 FEET; THENCE NORTH 87°58' WEST 77.44 FEET; THENCE SOUTH 56°48' WEST 138.94 FEET TO THE WEST LINE OF SAID LOT 12; THENCE SOUTH 40°00' EAST 88.47 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING EASEMENT AND RIGHT OF WAY AS DESCRIBED IN AGREEMENT RECORDED MAY 26, 1971 AS ENTRY NO. 2387388 IN BOOK 2962 AT PAGE 247 AND IN THE RIGHT OF WAY AGREEMENT RECORDED APRIL 11, 1997 AS ENTRY NO. 6617500 IN BOOK 7641 AT PAGE 644 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 205, BRIARWOOD ESTATES NO. 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND RUNNING THENCE SOUTH 60°40' WEST ALONG THE NORTHERLY LINE OF SAID SUBDIVISION AND SOUTHERLY LINE OF ORCHARD GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF, 264.97 FEET TO LYNNE LANE; THENCE SOUTH 40° EAST ALONG LYNNE LANE 16.28 FEET; THENCE NORTH 60°40' EAST TO THE EASTERLY LINE OF SAID LOT 205, BRIARWOOD ESTATES NO. 2 SUBDIVISION; THENCE NORTH 14°20' WEST 16.56 FEET TO THE POINT OF BEGINNING.

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