

When Recorded, Return To:

Michael K. Garrett
4766 S. Holladay Blvd.
Holladay, UT 84117

Mail Tax Notices To:

Ray Paul Greenwood and Jennifer C. Greenwood, Trustees
14164 Canyon Vine Cove
Draper, Utah 84020

Parcel Number: 34-04-456-015-0000

SPECIAL WARRANTY DEED

Jennifer C. Greenwood, or her successors, as trustees of THE JENNIFER C. GREENWOOD REVOCABLE TRUST, dated October 3, 2018 (“Grantors”), hereby CONVEYS AND WARRANTS, to the extent provided below but not otherwise, to Ray Paul Greenwood and Jennifer C. Greenwood, or her successors, as trustees of THE RAY AND JENNIFER GREENWOOD REVOCABLE TRUST, dated February 3, 2023 (“Grantee”), with a mailing address of 14164 Canyon Vine Cove, Draper, Utah 84020, for good and valuable consideration, all of its interest in the following described real property situated in Salt Lake County, Utah:

See Exhibit A

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

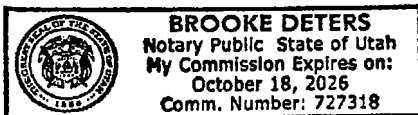
WITNESS the hands of said Grantors this 16 day of February 2023

THE JENNIFER C. GREENWOOD
REVOCABLE TRUST, dated October 3,
2018

By: Jennifer Greenwood
Jennifer Greenwood, Trustee

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

On the 16th day of February, 2023, personally appeared before me JENNIFER GREENWOOD, the signers of the within instrument, as trustee of THE JENNIFER C. GREENWOOD REVOCABLE TRUST, dated October 3, 2018, who duly acknowledged to me that they executed the same.



Brooke Deters
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

Lot 22, THE COVE IN CORNER CANYON - AMENDED, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

ALSO TOGETHER with the following Parcel A:

BEGINNING AT THE NORTHEAST CORNER OF LOT 21 OF THE COVE IN CORNER CANYON- AMENDED PLAT AS RECORDED IN THE SALT LAKE COUNTY RECORDERS OFFICE AS ENTRY NO. 9155391 IN BOOK 2004 AT PAGE 242, AND RUNNING THENCE 21.97 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT AND THE WESTERLY RIGHT OF WAY OF CANYON VINE COVE STREET (CHORD BEARS SOUTH 27°07'32" WEST 21.96 FEET); THENCE NORTH 71°36'47" WEST 46.16 FEET; THENCE NORTH 73°02'51" WEST 15.97 FEET; THENCE NORTH 89°43'31" EAST 69.09 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM the following Parcel B:

BEGINNING AT THE NORTHWEST CORNER OF LOT 21 OF THE COVE IN CORNER CANYON- AMENDED PLAT AS RECORDED IN THE SALT LAKE COUNTY RECORDERS OFFICE AS ENTRY NO. 9155391 IN BOOK 2004 AT PAGE 242, AND RUNNING THENCE 29.36 FEET ALONG THE ARC OF A 611.00 FOOT RADIUS CURVE TO THE LEFT AND THE EASTERLY RIGHT OF WAY OF MIKE WEIR DRIVE (CHORD BEARS NORTH 21°00'46" EAST 29.36 FEET); THENCE SOUTH 73°02' 51" EAST 92.36 FEET; THENCE SOUTH 89°43'31" WEST 98.88 FEET TO THE POINT OF BEGINNING.