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WHEN RECORDED MAIL TO:
Coulter Tateoka, P.C.
11576 S. State St., Ste. 503
Draper, Utah 84020

TAX STATEMENTS/NOTICES TO BE MAILED TO:
Joel W. Shuler and Angela K. Wells, Trustees
4951 W. Waltana Way #212
South Jordan, Utah 84009

SPECIAL WARRANTY DEED

For ten dollars and other valuable consideration, **ANGIE WELLS**, grantor, hereby conveys and warrants against all who claim by, through or under grantor, but not otherwise, to **JOEL W. SHULER and ANGELA K. WELLS, Trustees, or their successors in trust, under the JOEL AND ANGELA SHULER TRUST, dated March 21ˢᵗ, 2023, and any amendments thereto**, grantee, the following described property located in South Jordan, State of Utah, at 4951 W. Waltana Way #212, South Jordan, Utah 84009, further described as follows:

Unit 708, contained within GARDEN PARK CONDOMINIUMS BUILDING 7, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on February 11, 2020 as Entry No. 13191423 in Book 2020P of Plats at Page 25 and in the declaration recorded February 12, 2010 as Entry No. 10896618 in Book 9803 at Page 6231 (as said declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said declaration.

SUBJECT TO easements, restrictions, reservations, rights of way and encumbrances appearing of record or enforceable in law and equity.
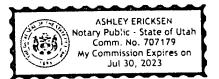
Parcel No. 26-24-285-008-0000

Executed this 21ˢᵗ day of March, 2023.

Angela K Wells
Angie Wells
Grantor

State of Utah   )

                      :ss

County of Salt Lake)

On this __21st__ day of March, 2023, personally appeared before me Angie Wells, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged before me that she executed the same.

ASHLEY ERICKSEN
Notary Public - State of Utah
Comm. No. 707179
My Commission Expires on
Jul 30, 2023

_____
Notary Public