

When Recorded Mail Tax Notices to:

Grantee
14728 S Alpine View Dr
Herriman, UT 84096

14124199 B: 11429 P: 2823 Total Pages: 1
06/30/2023 01:56 PM By: avice Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: INTEGRATED TITLE INSURANCE SERVICES, LLC (MAIN)
1092 E SOUTH UNION AVEMIDVALE, UT 840472902

SPECIAL WARRANTY DEED

Robert E. Banta, Grantor, of City of Herriman, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the Grantor to

Robert Elbert Banta, Trustee, or his successors in interest, of the Robert Banta Living Trust dated May 15, 2023, and any amendments thereto,

Grantee, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:


Lot Q-111, contained within ROSECREST PLAT Q, a Planned Unit Development, according to the Official Plat thereof as recorded in the Office of the Salt Lake County Recorder, State of Utah.

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).

Tax ID No: 32-12-429-021 (for informational purposes only)

SUBJECT TO: Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and existing fence lines.

Witness, the hand of said Grantor, this 15th day of May 2023.

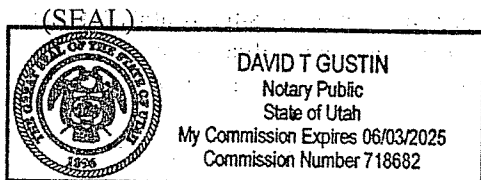

Robert E. Banta


State of UTAH)

§

County of SALT LAKE)

On this 15th day of May 2023, before me personally appeared Robert E. Banta, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same. Witness my hand and official seal.




David Gustin, Notary Public
My commission expires: June 3, 2025