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After Recording Return To:

Thomas E. Nelson, Attorney at Law
280 North 200 West, Suite 250
Bountiful, Utah 84010

14147257 B: 11441 P: 9869 Total Pages: 1
08/30/2023 05:00 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: THOMAS E NELSON
280 N 200 W, STE 250 BOUNTIFUL, UT 84010



Send Tax Notices to:

Christy L. Dunn, Trustee
130 South 1300 East #703
Salt Lake City, Utah 84102

SPECIAL WARRANTY DEED

Christy L. Dunn, grantor, hereby conveys and warrants against all claiming by, through, or under her to Christy L. Dunn, Trustee, or her successors in trust, under "The Christy L. Dunn Trust" dated August 1, 2023, and any amendments thereto, grantee, having an address of 130 South 1300 East #703, Salt Lake City, Utah 84102, the following described real property in Salt Lake County, State of Utah, subject to the encumbrances owed thereon, if any:


Units 703 and 704, UNIVERSITY HEIGHTS CONDOMINIUM, a Utah Condominium Project, according to the Record of Survey Map filed for records as Entry No. 3259871 in Book "79-4" of Plats at page 94, and the Amended Record of Survey Map filed for record as Entry No. 3281124 in Book "79-5" of Plats at page 193, together with the appurtenant undivided ownership interest in the "Common Areas and Facilities", all of which is defined and described in the Condominium Declaration For University Heights, the Exhibits attached thereto, filed for record as Entry No. 3259872 in Book 4839 at pages 873 through 916 of Official Records.

TOGETHER WITH AND SUBJECT TO the rights of ways as set forth and described on the aforementioned Record of Survey Map, the Declaration and the Amendments thereto.

Subject to all easements, rights-of-way, encumbrances, reservations, covenants, conditions, and restrictions, appearing of record or enforceable in law or equity and taxes, bonds, and special assessments for the year 2023 and thereafter.

Tax Parcel Nos. 16-05-231-071-0000 and 16-05-231-072-0000

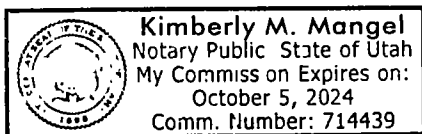
WITNESS the hand of said grantor this 1st day of August, 2023.

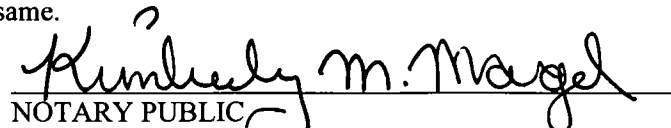


Christy L. Dunn

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 1st day of August, 2023, before me a notary public, personally appeared Christy L. Dunn, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same.





NOTARY PUBLIC