

MAIL TAX NOTICE TO:
MAEDA, LLC SERIES 1031
PO BOX 1550
SANDY, UT 84091-1550

14166541 B: 11452 P: 2659 Total Pages: 2
10/23/2023 04:50 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LAW OFFICE OF KYLE H. BARRICK
9017 S RIVERSIDE DR STE 110SANDY, UT 840706678

Parcel No. 22-30-228-018

SPECIAL WARRANTY DEED

PAUL M. BROWN, AKEMI BROWN, and HEIDI BURRI, as Trustees of THE PAUL AND AKEMI BROWN ASSET PROTECTION TRUST, dated the 6th day of August, 2019, Grantors, hereby CONVEY AND WARRANT, to the extent provided below, but not otherwise, to MAEDA, LLC SERIES 1031, a Utah series limited liability company, of Salt Lake City, County of Salt Lake, State of Utah, Grantee, for no consideration, the real property in Salt Lake County, State of Utah, and more particularly described as follows:

See attached Exhibit "A."

The Grantors warrant only encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which was 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 hand of said Grantors this 23 day of October 2023.

Paul M. Brown

PAUL M. BROWN, TRUSTEE

Akemi Brown

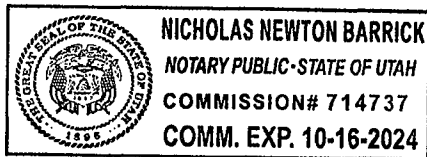
AKEMI BROWN, TRUSTEE

Heidi Burri

HEIDI BURRI, TRUSTEE

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

The foregoing instrument was acknowledged before me this 23 day of October 2023, by PAUL M. BROWN, AKEMI BROWN, AND HEIDI BURRI, as Trustees of THE PAUL AND AKEMI BROWN ASSET PROTECTION TRUST, dated the 6th day of August 2019.



Nicholas Newton Barrick

NOTARY PUBLIC

Exhibit "A"

Unit 17, contained within the #70 Lundon Street Phase 1 Amended, a Utah Condominium Project as the same is identified in the record of survey map recorded on May 21, 1986 in Salt Lake County, as Entry No. 4248888, in Book 86-5, at Page 77 of Plats (as said record of survey map may have heretofore been amended or supplemented) and in the Declaration recorded on January 9, 1985 in Salt Lake County, as Entry No. 4037092, in Book 5621, at Page 666 (as said Declaration may have heretofore been amended or supplemented).

Together with the appurtenant undivided interest in said Project's Common Areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Areas and Facilities to which said interest relates.