

WHEN RECORDED, MAIL TO.

Wilson Law Office, PC
1555 East Stratford Avenue, Suite 100
Salt Lake City, Utah 84106

Tax Notice Mailing Address

Ann Marie Hoffman, Trustee
Hoffman Dwyer Trust
2087 South Belaire Drive
Salt Lake City, UT 84109

14227013 B: 11483 P: 9659 Total Pages: 2
04/11/2024 12:53 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: LAW OFFICES OF TROY T WILSON
1555 EAST STRATFORD AVENUE SUITE 100 SALT LAKE CITY, UT 84106

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Ann M. Hoffman and Steven B. Dwyer, wife and husband as joint tenants (Grantors) for, and in consideration of, the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Ann Marie Hoffman, Trustee, of the Hoffman Dwyer Trust dated February 27, 2024, and any amendments thereto (Grantee), in the County of Salt Lake and State of Utah, all of the following described real property in Salt Lake County, Utah, to-wit:

Lot 404, ARCADIA HEIGHTS SUBDIVISION, PLAT "D", according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder in Book S at Page 99.

TAX ID NUMBER 16-14-376-016-0000

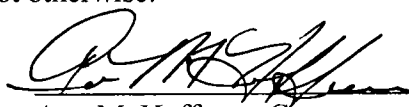
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2012 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions, easements, maintenance charges and the liens securing said charges, and mineral reservations of whatsoever nature, if any, affecting the premises conveyed herein, now of record in the county wherein the land is located.

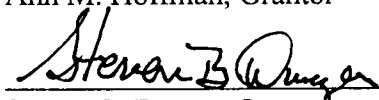
TO HAVE AND TO HOLD the Property, with its appurtenances unto the Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it will Warrant and Defend to Property unto Grantee and its successors and assigns from and against all lawful claims whatsoever arising by, through, or under Grantor, but not otherwise.

Executed: March 28, 2024



Ann M. Hoffman, Grantor

Executed: March 28, 2024



Steven B. Dwyer, Grantor

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 28th day of March, in the year 2024, before me Kari S. Conde, a notary public, personally appeared Ann M. Hoffman and Steven B. Dwyer, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, and acknowledged they executed the same.

NOTARY PUBLIC Kari S. Conde

My Commission Expires: October 20, 2026

