

Recording prepared by:  
Amy E. Fletcher, Esq.  
FLETCHER STRUSE FICKBOHM & WAGNER, PLC  
6750 N. Oracle Road  
Tucson, AZ 85704

Ent 488082 Bk 1322 Pg 1063-1065  
Date: 05-NOV-2020 11:37:55AM  
Fee: \$40.00 Check Filed By: HP  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
For: FLETCHER STRUSE FICKBOHM & WAGNER PLC

When recorded return to:  
Thomas E. Rodcay, Trustee  
THE RODCAY FAMILY TRUST DATED  
SEPTEMBER 25, 2020  
4593 E. Miller Canyon Road  
Hereford, AZ 85615

Mail tax statements to:  
Thomas E. Rodcay, Trustee  
THE RODCAY FAMILY TRUST DATED  
SEPTEMBER 25, 2020  
4593 E. Miller Canyon Road  
Hereford, AZ 85615

Tax parcel no: 14-14498

State of Utah

Rev. 133EF49

## SPECIAL WARRANTY DEED

This Special Warranty Deed is made effective this 25<sup>th</sup> day of September, 2020 (the "Effective Date") between THOMAS EARL RODCAY, ("Grantor"), whose mailing address is 4593 E. Miller Canyon Road, Hereford, Arizona 85615, and Thomas E. Rodcay, Trustee and the successor Trustee of THE RODCAY FAMILY TRUST DATED SEPTEMBER 25, 2020 ("Grantee"), a trust whose mailing address is 4593 E. Miller Canyon Road, Hereford, Arizona 85615.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 USD and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the real property (the "Property") located at 1030 West Oberland Drive, Apartment 1, Midland, Wasatch County, Utah 84049, and more particularly described as follows:

UNIT 1, IN BUILDING B (AKA B-B) CONTAINED WITHIN THE SCHNEITTER'S SWISS OAKS, PLAT Q, A EXPANDABLE CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON AUGUST 24, 1990 IN WASATCH COUNTY, AS ENTRY NO. 153141, IN BOOK 221, AT PAGE 378 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON SEPTEMBER 26, 1995 IN WASATCH COUNTY, AS ENTRY NO. 136583, IN

BOOK 175, AT PAGE 418 (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.

TAX SERIAL NO. 14-4498

Subject to current and general taxes for all subsequent years, any and all easements, rights-of-way, covenants, conditions, restrictions, and reservations appearing of record.

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against claims against title to the Property that arose while Grantor was in possession of the Property.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 25<sup>th</sup> day of September, 2020.

Thomas Earl Rodcay  
Grantor Signature

Thomas Earl Rodcay  
Grantor Name

Thomas E. Rodcay, Trustee  
THE RODCAY FAMILY TRUST  
DATED SEPTEMBER 25,  
2020  
Grantee Name

Thomas E Rodcay  
Representative Signature

THOMAS E. RODCAY  
Trustee  
Representative Name and  
Title

NOTARY ACKNOWLEDGEMENT

State of Arizona )  
County of ~~Pima~~ Cochise ) (Seal)

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of September, 2020, by the undersigned, THOMAS EARL RODCAY, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Tarin Nugen  
Signature

Tarin Nugen  
Notary Public

My Commission Expires: 12-31-2022

