

WHEN RECORDED RETURN TO:

Name: Matthew Tyler
Address: 354 North Capitol Park Avenue
Salt Lake City, UT 84103

SPECIAL WARRANTY DEED
(Individual Form)

THIS DEED, made this 26th day of March, 2004, between James P. Shipman and Julie M. Shipman, GRANTOR, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Matthew Tyler and Judith Tyler, husband and wife, as joint tenants GRANTEE, for the sum of Ten dollars (\$10.00) and other good and valuable considerations, the tract(s) of land in Salt Lake County, State of Utah described as follows:

Lot 311, Capitol Park Planned Development Phase 3, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Tax ID: 09-31-208-009

also known by street and number as: 354 North Capitol Park Avenue, Salt Lake City, UT 84103

Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-Of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 26th day of March, 2004.

[Signature]
James P. Shipman
[Signature]
Julie M. Shipman

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 26th day of March, 2004, by James P. Shipman and Julie M. Shipman.

My commission expires 9/11/06. Witness my hand and official seal.

[Signature]
Notary Public:



File Number: 35808

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03/30/2004 10:13 AM 10.00
Book - 8964 Pg - 4458
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
TITLE WEST
BY: ZJM, DEPUTY - WI 1 P.